

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1237 - Acai Crescent, Clyde North, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 689,000 or range between &

Median sale price

Median price \$ 704,000 Property type Vacant Land Suburb Clyde North

Period - From 1/07/2023 to 30/09/2023 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 1242 - Acai Crescent, Clyde North, 3978	\$ 699,000	13/10/2023
2 Lot 1326 - Gator Esplanade, Clyde North, 3978	\$ 674,000	6/10/2023
3 Lot 1243 - Acai Crescent, Clyde North, 3978	\$ 674,000	19/09/2023

This Statement of Information was prepared on: 25 Oct 2023