

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Sandymount Drive Clyde North VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

3 Fathom Way Clyde North VIC 3978	\$749,000	11-May-20
38 Clydevale Avenue Clyde North VIC 3978	\$710,000	20-Jun-20
4 Murphy Street Clyde North VIC 3978	\$735,000	19-Mar-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**3 Fathom Way Clyde North VIC 3978**

4 2 -

Sold Price

<sup>RS</sup>

**\$749,000**

Sold Date

**11-May-20**

Distance

**0.52km**



**38 Clydevale Avenue Clyde North VIC 3978**

4 2 2

Sold Price

<sup>RS</sup>

**\$710,000**

<sup>UN</sup>

Sold Date

**20-Jun-20**

Distance

**1.05km**



**4 Murphy Street Clyde North VIC 3978**

4 2 2

Sold Price

**\$735,000**

Sold Date

**19-Mar-20**

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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