

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

12 PICKEREL AVENUE CLYDE NORTH VIC 3978

Indicative selling price

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

Single Price

or range
between

\$789,900

&

\$849,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 STONEMASON ROAD CLYDE NORTH VIC 3978	\$908,300	09-Jul-23
19 OBSERVATORY STREET CLYDE NORTH VIC 3978	\$860,000	02-Aug-23
16 CHAGALL PARADE CLYDE NORTH VIC 3978	-	22-Aug-23

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.~~

This Statement of Information was prepared on: 09 October 2023



**5 STONEMASON ROAD CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

^{RS}

\$908,300

Sold Date

09-Jul-23

Distance

0.84km



**19 OBSERVATORY STREET CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

\$860,000

Sold Date

02-Aug-23

Distance

1.44km



**16 CHAGALL PARADE CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

^{RS UN}

-

Sold Date

22-Aug-23

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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