

## 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

10 Kosciuszko Circuit Clyde 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

\*House

X

\*Unit

Suburb

Clyde

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

14 Kosciuszko Circuit Clyde VIC 3978	\$412,500	23-Nov-18
14 Pleven Rise Clyde North VIC 3978	\$445,000	18-Sep-18
16 Burchill Avenue Cranbourne East VIC 3977	\$442,000	18-Oct-18

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 six months.~~

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**14 Kosciuszko Circuit Clyde VIC 3978**

3 2 1

Sold Price

**\$412,500**

Sold Date

**23-Nov-18**

Distance

**0.02km**



**14 Plevin Rise Clyde North VIC 3978**

3 2 1

Sold Price

**\$445,000**

Sold Date

**18-Sep-18**

Distance

**1.37km**



**16 Burchill Avenue Cranbourne East VIC 3977**

3 2 1

Sold Price

**\$442,000**

Sold Date

**18-Oct-18**

Distance

**1.84km**

RS = Recent sale

UN = Undisclosed Sale

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