

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	14 Mapleshade Avenue Clyde North, 3978
---	--

Indicative selling price

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

Range between	\$760,000 & \$835,000
---------------	-----------------------

Median sale price

Median price	\$755,000	Property Type	HOUSE	Suburb	CLYDE NORTH
Period - From	26-Sep-2023	to	25-Sep-2024	Source	REA

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	36 Palomino Avenue, Clyde North, Vic 3978	\$765,000	01-Oct-2024
2	19 Ziga Street, Clyde North, Vic 3978	\$819,900	02-Oct-2024
3	65 Spectrum Crescent, Clyde North, Vic 3978	\$830,000	01-Oct-2024

This statement of information was prepared on 08-Oct-2024 at 8:57:32 PM AEDT