

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	19 Prado Avenue, Clyde North, VIC 3978
---	--

Indicative selling price

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

Price Range	\$480,000	&	\$528,000
-------------	-----------	---	-----------

Median sale price

Median price	\$405,000	Property Type	House	Suburb	Clyde North (3978)
Period - From	01/01/2023	to	30/06/2023	Source	Pricefinder

Comparable property sales

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
106 ADRIATIC CIRCUIT, CLYDE VIC 3978	\$480,000	08/05/2023
14 CABO CIRCUIT, CLYDE NORTH VIC 3978	\$514,900	18/05/2024
13 MERRIBROOK BOULEVARD, CLYDE VIC 3978	\$480,000	06/06/2024

This Statement of Information was prepared on: 12/09/2024