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

27 LANGSHAN ROAD 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	Single Price		or range between		\$698,000	&	\$728,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$725,000	Prop	erty type	House		House Suburb		
Period-from	01 Jul 2024	to	30 Jun 2	025	Source		Cotality	

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
12 BROCKER STREET CLYDE NORTH VIC 3978	\$723,000	22-Apr-25
18 PALACIO TERRACE CLYDE NORTH VIC 3978	\$725,000	27-Mar-25
53 MOXHAM DRIVE CLYDE NORTH VIC 3978	\$702,500	05-Feb-25

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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12 BROCKER STREET CLYDE NORTH VIC 3978 $\blacksquare 4$ $ 2$ $\bigcirc 2$	Sold Price	\$723,000	Sold Date Distance	22-Apr-25 0.93km
18 PALACIO TERRACE CLYDE NORTH VIC 3978 $\blacksquare 4$ $ 2$ $\bigcirc 2$	Sold Price	\$725,000	Sold Date Distance	27-Mar-25 1.06km



53 MOXHAM DRIVE CLYDE NORTH VIC 3978		Sold Price	\$702,500	Sold Date	05-Feb-25	
	2	ç⊒ 2			Distance	1.32km

RS = Recent sale UN = Undisclosed Sale

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