

30.46m

388sq.m  
Approx

31.5m

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**64 Yeungroon Boulevard,  
CLYDE NORTH 3978**

Land  
**AREASPECIALIST**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$240,000 - \$264,000**

### Median sale price

Median **Land** for **CLYDE NORTH** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$333,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**45 Babylon Crescent,**  
Clyde North 3978

Price **\$220,000** Sold 04 July  
2019

**85 Yeungroon Boulevard,**  
Clyde North 3978

Price **\$232,500** Sold 09 July  
2019

**25 Gresall Street,**  
Clyde North 3978

Price **\$267,000** Sold 15  
September 2019

This Statement of Information was prepared on 21st Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Area Specialist Casey

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Cranbourne VIC 3977

#### Contact agents



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**AREASPECIALIST**