



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 18 Cherokee Parade, CLYDE 3978

### Indicative selling price

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

**Single price \$585,000**

### Median sale price

Median **House** for **CLYDE** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$565,000**

### 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.

**23 Adriatic Circuit,**  
Clyde 3978

Price **\$545,000** Sold 02  
August 2019

**7 Mediterranean Avenue,**  
Clyde 3978

Price **\$575,000** Sold 30 May  
2019

**9 Adriatic Circuit,**  
Clyde 3978

Price **\$590,000** Sold 21 May  
2019

This Statement of Information was prepared on 16th Oct 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.

House



4 beds



2 baths



2 parking

### Stockdale & Leggo Pakenham

9/22 - 26 Bald Hill Road,  
Pakenham VIC 3810

### Contact agents



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