

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

3 Observatory Street 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

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

X

*Unit

Suburb

Clyde North

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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

8 Littleshore Crescent Clyde North VIC 3978	\$810,000	21-Feb-19
108 Grices Road Berwick VIC 3806	\$840,000	05-Mar-19
32 Lakeside Drive Berwick VIC 3806	\$920,000	06-Apr-19

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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8 Littleshore Crescent Clyde North VIC 3978

4 2 2

Sold Price

\$810,000

Sold Date

21-Feb-19

Distance

1.46km



108 Grices Road Berwick VIC 3806

3 2 2

Sold Price

\$840,000

Sold Date

05-Mar-19

Distance

1.82km



32 Lakeside Drive Berwick VIC 3806

4 2 2

Sold Price

\$920,000

Sold Date

06-Apr-19

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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