

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 | Lot 2050 - 66 Deoro Parade, Clyde North, 3978 |

Indicative selling price

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

| | | | | | |
|--------------|------------|------------------|--|---|--|
| Single price | \$ 559,900 | or range between | | & | |
|--------------|------------|------------------|--|---|--|

Median sale price

| | | | | | |
|---------------|------------|---------------|------------|--------|-------------|
| Median price | \$ 521,000 | Property type | Townhouse | Suburb | Clyde North |
| Period - From | 1/01/2023 | to | 31/03/2023 | Source | Corelogic |

Comparable property sales

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 |
|--|------------|--------------|
| 1 Lot 2047 - Pacha Walk, Clyde North, 3978 | \$ 559,900 | 09/05/2023 |
| 2 Lot 1988 - Clamoroso Drive, Clyde North 3978 | \$ 559,900 | 23/11/2022 |
| 3 25A Odeon Avenue, Clyde North, 3978 | \$ 585,000 | 20/03/2023 |

This Statement of Information was prepared on: 10 May 2023