

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

4 McLeods 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

\$800,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,900

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2018

to

30 Nov 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 Pickerel Avenue Clyde North VIC 3978	\$875,000	09-Aug-19
20 Waterways Drive Cranbourne North VIC 3977	\$870,000	02-Aug-19
18 Lucinda Lane Cranbourne North VIC 3977	\$852,000	21-Aug-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.~~

This Statement of Information was prepared on: 04 December 2019



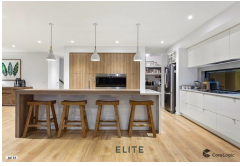
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8 Pickerel Avenue Clyde North VIC 3978

5 2 3

Sold Price

\$875,000

Sold Date **09-Aug-19**

Distance **0.76km**



20 Waterways Drive Cranbourne North VIC 3977

5 5 2

Sold Price

\$870,000

Sold Date **02-Aug-19**

Distance **0.96km**



18 Lucinda Lane Cranbourne North VIC 3977

5 3 2

Sold Price

\$852,000

Sold Date **21-Aug-19**

Distance **1.19km**



64 Flowerbloom Crescent Clyde North VIC 3978

4 2 2

Sold Price

\$850,000

Sold Date **14-Oct-19**

Distance **1.45km**



8 Buckskin Drive Clyde North VIC 3978

7 4 2

Sold Price

\$851,001

Sold Date **18-Jun-19**

Distance **2.36km**

RS = Recent sale

UN = Undisclosed Sale

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