

# 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 Lot 721 Parkgate Drive, Clyde North 3978 – 480m2

### Indicative selling price

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

Single price \$\*385,000

### Median sale price

Median price \$589,950

Property type House

Suburb Clyde North

Period - From 1/2/19

to

5/2/20

Source Hometrack Australia

### 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 80 Moxham Drive, Clyde North 3978 – 505m2	\$ 330,000	14/1/20
2 6 Maverick Cres, Clyde North 3978 – 476m2	\$ 360,000	25/11/20
3 66 Longshore Dr, Clyde North 3978 – 476m2	\$ 442,500	18/12/20

This Statement of Information was prepared on: 12/2/2020