

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

41 Babylon Crest 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Clyde North

Period-from

01 Sep 2018

to

31 Aug 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

67 Odeon Avenue Clyde North VIC 3978	\$295,000	21-May-19
30 Pedro Street Clyde North VIC 3978	\$250,000	03-May-19
11 Mabillon Way Clyde North VIC 3978	\$285,000	14-May-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: 18 September 2019



67 Odeon Avenue Clyde North VIC 3978

Sold Price

\$295,000

Sold Date

21-May-19

 -
  -
  -

Distance

0.17km



30 Pedro Street Clyde North VIC 3978

Sold Price

\$250,000

Sold Date

03-May-19

 -
  -
  2

Distance

0.28km



11 Mabillon Way Clyde North VIC 3978

Sold Price

\$285,000

Sold Date

14-May-19

 -
  -
  2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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