

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

7 Vera Close 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

\$447,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$343,950

Property type

Town House

Suburb

Clyde North

Period-from

01 Oct 2020

to

30 Sep 2021

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

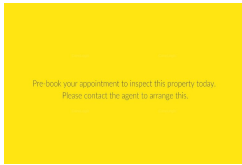
Date of sale

4 Atica Walk Clyde North VIC 3978	\$485,000	04-Aug-21
9 Mississippi Avenue Clyde VIC 3978	\$406,000	29-Apr-21
46 Adriatic Circuit Clyde VIC 3978	\$460,000	12-May-21

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: 22 October 2021



4 Atica Walk Clyde North VIC 3978 Sold Price **\$485,000** Sold Date **04-Aug-21**

2 2 1

Distance **0.54km**



9 Mississippi Avenue Clyde VIC 3978 Sold Price **\$406,000** Sold Date **29-Apr-21**

2 2 1

Distance **1.27km**



46 Adriatic Circuit Clyde VIC 3978 Sold Price **\$460,000** Sold Date **12-May-21**

2 2 1

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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