

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 Paso Grove 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

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$322,500

Property type

Land

Suburb

Clyde North

Period-from

01 Jun 2019

to

31 May 2020

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

11 Merlot Way Clyde North VIC 3978	\$290,000	31-Jan-20
3 Salim Way Clyde North VIC 3978	\$310,000	12-Jun-20
9 Salim Way Clyde North VIC 3978	\$310,000	17-Feb-20

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: 19 June 2020

**11 Merlot Way Clyde North VIC 3978**

Sold Price

\$290,000

Sold Date

31-Jan-20

3 2 2

Distance

0.18km**3 Salim Way Clyde North VIC 3978**

Sold Price

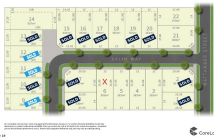
\$310,000

Sold Date

12-Jun-20

- - -

Distance

0.26km**9 Salim Way Clyde North VIC 3978**

Sold Price

Sold Date

17-Feb-20

3 2 -

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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