

## 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

5 Savage Way Clyde North VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

7 Savage Way Clyde North VIC 3978	\$630,000	18-Nov-19
35 Applejack Boulevard Clyde VIC 3978	\$614,900	04-Mar-20
29 Ramleigh Boulevard Clyde North VIC 3978	\$660,000	20-Jan-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: 04 June 2020



**7 Savage Way Clyde North VIC 3978**

4 3 2

Sold Price

**\$630,000**

Sold Date

**18-Nov-19**

Distance

-



**35 Applejack Boulevard Clyde VIC 3978**

4 2 2

Sold Price

**\$614,900**

Sold Date

**04-Mar-20**

Distance

**0.09km**



**29 Ramleigh Boulevard Clyde North VIC 3978**

3 2 2

Sold Price

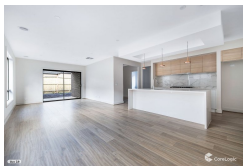
**\$660,000**

Sold Date

**20-Jan-20**

Distance

**0.63km**



**10 Clovis Avenue Clyde North VIC 3978**

4 2 2

Sold Price

**\$600,000**

Sold Date

**20-Nov-19**

Distance

**0.68km**



**135 Thoroughbred Drive Clyde North VIC 3978**

4 2 2

Sold Price

**\$620,000**

Sold Date

**11-Nov-19**

Distance

**0.7km**



**6 Hallyburton Drive Clyde North VIC 3978**

4 2 2

Sold Price

**\$630,000**

Sold Date

**03-Feb-20**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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**14 Moorgate Road Clyde North VIC 3978**

Sold Price

**\$712,000**Sold Date **17-Feb-20**

4

2

2

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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