

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

197 Heather 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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

*House

X

*Unit

Suburb

Clyde North

Period-from

01 Oct 2017

to

30 Sep 2018

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 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 Aspire Avenue Clyde North VIC 3978	\$543,500	06-Jun-18
11 Lusitano Way Clyde North VIC 3978	\$550,000	01-May-18
6 Ramleigh Boulevard Clyde North VIC 3978	\$570,000	20-Jul-18

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 six months.~~

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1 Aspire Avenue Clyde North VIC 3978

Sold Price

\$543,500

Sold Date

06-Jun-18

4 2 2

Distance

1.99km



11 Lusitano Way Clyde North VIC 3978

Sold Price

\$550,000

Sold Date

01-May-18

4 2 2

Distance

1.03km



6 Ramleigh Boulevard Clyde North VIC 3978

Sold Price

\$570,000

Sold Date

20-Jul-18

4 2 2

Distance

0.62km

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