

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

3 Sandown Parade 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

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,200

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2020

to

31 Jul 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

8 Lipizzan Way Clyde North VIC 3978	\$900,000	31-May-21
23 Reflections Boulevard Clyde North VIC 3978	\$915,000	04-Apr-21
15 Curzon Street Clyde North VIC 3978	\$920,000	21-Jun-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.~~

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OBrien Real Estate

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8 Lipizzan Way Clyde North VIC 3978

4 2 2

Sold Price

\$900,000

Sold Date

31-May-21

Distance

1.23km



23 Reflections Boulevard Clyde North VIC 3978

4 2 2

Sold Price

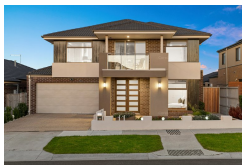
\$915,000

Sold Date

04-Apr-21

Distance

0.39km



15 Curzon Street Clyde North VIC 3978

5 3 2

Sold Price

^{RS} **\$920,000**

Sold Date

21-Jun-21

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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