

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

26A SELANDRA BOULEVARD 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,375

Property type

Unit

Suburb

Clyde North

Period-from

01 Jul 2022

to

30 Jun 2023

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 HACIENDA LANE CLYDE NORTH VIC 3978	\$518,500	13-Jun-23
3 DEYROLLE WALK CLYDE NORTH VIC 3978	\$499,000	24-May-23
7 COMTOIS LANE CLYDE NORTH VIC 3978	\$511,510	17-Feb-23

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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8 HACIENDA LANE CLYDE NORTH VIC 3978

Sold Price

^{RS}

\$518,500

Sold Date

13-Jun-23

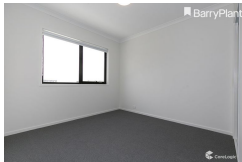
2

2

1

Distance

1.8km



3 DEYROLLE WALK CLYDE NORTH VIC 3978

Sold Price

\$499,000

Sold Date

24-May-23

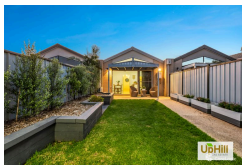
2

2

1

Distance

3.8km



7 COMTOIS LANE CLYDE NORTH VIC 3978

Sold Price

\$511,510

Sold Date

17-Feb-23

1

1

1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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