

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

1 PAMPLONA WAY 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2022

to

30 Nov 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

3 GUERNSEY STREET CLYDE NORTH VIC 3978	\$675,000	16-Oct-23
16 PALACIO TERRACE CLYDE NORTH VIC 3978	\$735,000	04-Jul-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.

This Statement of Information was prepared on: 05 December 2023

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3 GUERNSEY STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **16-Oct-23**

Distance **0.91km**



16 PALACIO TERRACE CLYDE NORTH VIC 3978

4 2 4

Sold Price **\$735,000** Sold Date **04-Jul-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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