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	6 Kavanagh Lane, Clyde North, Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $550,000 & $605,000

Median sale price

Median price	$749,000	Property type	*House*	Suburb	Clyde North
Period - From	01/09/2023	to	30/11/2023	Source	PropTrack

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
70 Heather Grove, Clyde North, VIC 3978	$590,000	06/09/2023
91 Athletic Circuit, Clyde, VIC 3978	$565,000	12/09/2023
7a Thoroughbred Drive, Clyde North, VIC 3978	$596,000	01/11/2023

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.~~

This Statement of Information was prepared on: 12/12/2023