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 PERCHERON 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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Clyde North
Period-from	01 Jun 2023	to	31 May 2024	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
5 FLEMINGTON WAY CLYDE NORTH VIC 3978	$750,000	05-Jun-24
11 FIREBIRD STREET CRANBOURNE EAST VIC 3977	$734,600	08-May-24
14 CADILLAC STREET CRANBOURNE EAST VIC 3977	$770,000	06-May-24

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: 27 June 2024

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5 FLEMINGTON WAY CLYDE NORTH VIC 3978

4 2 2

Sold Price RS **$750,000** Sold Date **05-Jun-24**

Distance **0.6km**



11 FIREBIRD STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price RS **$734,600** Sold Date **08-May-24**

Distance **0.62km**



14 CADILLAC STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$770,000** Sold Date **06-May-24**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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