

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

10 Patriot 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2019

to

30 Apr 2020

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

6 Marblelight Way Clyde North VIC 3978	\$717,500	26-Nov-19
20 Hyde Avenue Clyde North VIC 3978	\$730,000	11-Nov-19
11 Mill Circuit Clyde North VIC 3978	\$715,000	27-Mar-20

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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6 Marblelight Way Clyde North VIC 3978

Sold Price

\$717,500

Sold Date

26-Nov-19

4 2 2

Distance

1.17km



20 Hyde Avenue Clyde North VIC 3978

Sold Price

\$730,000

Sold Date

11-Nov-19

4 2 2

Distance

0.7km



11 Mill Circuit Clyde North VIC 3978

Sold Price

\$715,000

Sold Date

27-Mar-20

4 2 2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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