

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

8 Vesna Avenue 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2019

to

30 Jun 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

3 Patriot Boulevard Clyde North VIC 3978	\$600,000	23-Jan-20
28 Guisard Way Clyde North VIC 3978	\$640,000	31-Jan-20
6 Swallowtail Avenue Clyde North VIC 3978	\$647,400	23-Jul-18

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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3 Patriot Boulevard Clyde North VIC 3978

4 2 2

Sold Price **\$600,000** Sold Date **23-Jan-20**

Distance -



28 Guisard Way Clyde North VIC 3978

4 2 2

Sold Price **\$640,000** Sold Date **31-Jan-20**

Distance **1.5km**



6 Swallowtail Avenue Clyde North VIC 3978

4 2 2

Sold Price **\$647,400** Sold Date **23-Jul-18**

Distance **3.39km**

RS = Recent sale

UN = Undisclosed Sale

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