

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

3 Roskopp 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

\$545,000

&

\$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2020

to

31 Jul 2021

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

13 Dressen Way Clyde North VIC 3978	\$630,000	09-Aug-21
15 Landsdowne Avenue Clyde North VIC 3978	\$540,000	13-Apr-21

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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13 Dessen Way Clyde North VIC 3978

3 2 2

Sold Price

RS

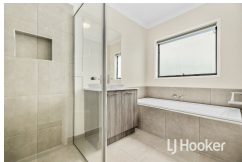
\$630,000

Sold Date

09-Aug-21

Distance

0.11km



15 Landsdowne Avenue Clyde North VIC 3978

3 2 2

Sold Price

\$540,000

Sold Date

13-Apr-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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