

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 Tia Street 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2020

to

30 Sep 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

8 Loddon Place Clyde North VIC 3978	\$582,000	05-Aug-21
13 Westphalian Rise Clyde North VIC 3978	\$555,000	13-Oct-21
9 Coberley Way Cranbourne North VIC 3977	\$580,580	18-Oct-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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8 Loddon Place Clyde North VIC 3978

3 2 1

Sold Price

\$582,000

Sold Date **05-Aug-21**

Distance **0.52km**



13 Westphalian Rise Clyde North VIC 3978

3 2 1

Sold Price

^{RS} **\$555,000**

Sold Date **13-Oct-21**

Distance **1.01km**



9 Coberley Way Cranbourne North VIC 3977

3 2 2

Sold Price

^{RS} **\$580,580**

Sold Date **18-Oct-21**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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