

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

5 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2021

to

28 Feb 2022

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 Haflinger Avenue Clyde North VIC 3978	\$761,775	10-Nov-21
17 Carberry Drive Clyde North VIC 3978	\$850,000	31-Jan-22
14 Landsdowne Avenue Clyde North VIC 3978	\$780,000	17-Jan-22

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: 03 March 2022



5 Haflinger Avenue Clyde North VIC 3978

Sold Price

^{RS} **\$761,775**

Sold Date

10-Nov-21

 4  2  2

Distance

0.42km



17 Carberry Drive Clyde North VIC 3978

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date

31-Jan-22

 4  2  2

Distance

0.73km



14 Landsdowne Avenue Clyde North VIC 3978

Sold Price

^{RS} **\$780,000**

Sold Date

17-Jan-22

 4  2  2

Distance

1.09km



245 Heather Grove Clyde North VIC 3978

Sold Price

\$850,000

Sold Date

20-Nov-21

 4  2  3

Distance

1.41km



33 Hallyburton Drive Clyde North VIC 3978

Sold Price

^{RS} **\$770,000** ^{UN}

Sold Date

12-Nov-21

 4  2  2

Distance

0.99km



33 Murphy Street Clyde North VIC 3978

Sold Price

^{RS} **\$870,000**

Sold Date

06-Jan-22

 4  2  2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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