Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

265 Heather Grove Clyde North, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between $570,000.00 & $627,000.00

Median sale price

Median price $576,750.00 Property Type HOUSE Suburb CLYDE NORTH

Period - From 01-Aug-2018 to 31-Jan-2019 Source Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	21 Carisbrooke Way Clyde North VIC 3978	$597,000.00	08-Nov-2018
2	28 Clydevale Avenue Clyde North VIC 3978	$615,000.00	04-Oct-2018
3	10 Ritchie Drive Clyde North VIC 3978	$624,900.00	06-Aug-2018

This statement of information was prepared on 21-Oct-2019 at 5:03:56 PM EST