

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

5 Sandymount Drive Clyde North, 3978

Indicative selling price

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

Range between \$729,000.00 & \$789,000.00

Median sale price

Median price \$589,000.00 Property Type HOUSE Suburb CLYDE NORTH

Period - From 16-Jul-2019 to 15-Jan-2020 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	20 Murphy Street, Clyde North, Vic, 3978	\$735,000.00	22-Oct-2019
2	6 Thoroughbred Drive, Clyde North, Vic, 3978	\$759,999.00	29-Jun-2019
3	17 Murphy Street, Clyde North, Vic, 3978	\$710,000.00	01-Jul-2019

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