

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

14 Palomino Avenue Clyde North, 3978

Indicative selling price

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

Single price \$640,000.00

Median sale price

Median price \$595,000.00 Property Type HOUSE Suburb CLYDE NORTH

Period - From 01-Jul-2019 to 11-Nov-2019 Source Realestate.com.au

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	9 DEORO PDE, CLYDE NORTH, VIC 3978	\$615,000.00	18-Oct-2019
2	3 HAFLINGER AVE, CLYDE NORTH, VIC 3978	\$628,000.00	10-Aug-2019
3	40 PALOMINO AVE, CLYDE NORTH, VIC 3978	\$635,000.00	01-Jul-2019

This statement of information was prepared on 11-Nov-2019 at 6:16:38 PM EST