

Richard Stupka

M 0405 350 350  
E richard.stupka@eview.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20 Palacio Terrace Clyde North VIC 3978

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$540,000

## Median Sale Price




\$587,000 Houses in Clyde north between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






**54 Castillo Avenue Clyde North VIC Sold Price \$571,500 Sold Date 08-Jan-19**  
 4  2  2 Distance **0.34km**



**115 Moxham Drive Clyde North VIC Sold Price <sup>RS</sup>\$555,000 Sold Date 01-Feb-19**  
 4  2  2 Distance **0.49km**



**5 Holsteiner Terrace Clyde North VIC Sold Price \$600,000 Sold Date 25-Jan-19**  
 4  2  2 Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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