



Charles Te
 P 0359965993
 M 0439187900
 E cte@hodges.com.au

STATEMENT OF INFORMATION

Prepared on 01 Jul 2019

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

69 Ferdinand Drive Clyde North VIC 3978



Indicative Selling Price

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

Range between \$385,000 & \$405,000

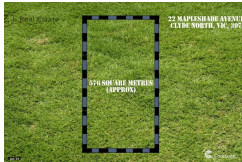
Median Sale Price

\$350,000 Lands in Clyde north between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



22 Mapleshade Avenue Clyde North Sold Price \$425,000 Sold Date **02-Apr-19**



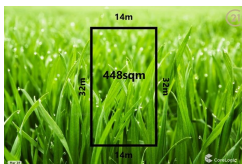
Distance **0.37km**



30 Skylark Boulevard Clyde North Sold Price ^{RS} \$423,000 ^{UN} Sold Date **17-Jun-19**



Distance **0.57km**



26 Pickerel Avenue Clyde North VIC Sold Price \$425,000 ^{UN} Sold Date **02-May-19**



Distance **2.74km**

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.