

Statement of Information



Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 1707 Scenery Dr, Clyde Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-price \$537,220

or range between

&

Median sale price

Median price \$593,000

Property type House

Suburb Clyde

Period - From 01/01/19

to

01/01/20

Source

APM Domain.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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/. 28 Cradle Ave, Clyde Vic 3978	\$545,000	06/03/20
2/. 36 Green Gully Rd, Clyde Vic 3978	\$610,000	06/03/20
3/. 9 Jubilee Rd, Clyde Vic 3978	\$609,000	14/02/20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/03/20