

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

21 Savage Way Clyde North VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Clyde North

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 6 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

4 Wenn Avenue Clyde North VIC 3978	\$610,000	03-Nov-19
135 Thoroughbred Drive Clyde North VIC 3978	\$620,000	11-Nov-19
6 Hallyburton Drive Clyde North VIC 3978	\$630,000	03-Feb-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 6 months.~~

This Statement of Information was prepared on: 10 June 2020



**4 Wenn Avenue Clyde North VIC 3978**

4 2 2

Sold Price

**\$610,000**

Sold Date **03-Nov-19**

Distance **0.71km**



**135 Thoroughbred Drive Clyde North VIC 3978**

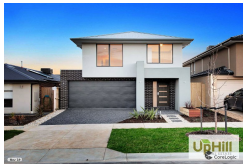
4 2 2

Sold Price

**\$620,000**

Sold Date **11-Nov-19**

Distance **0.75km**



**6 Hallyburton Drive Clyde North VIC 3978**

4 2 2

Sold Price

**\$630,000**

Sold Date **03-Feb-20**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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