

# 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 8 Speargrass Close, 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)

Price Range

\$510,000

&

\$530,000

### Median sale price

Median price

\$332,500

Property Type

Vacant Land

Suburb

Clyde North (3978)

Period - From

01/12/2019

to

30/11/2020

Source

Corelogic

### Comparable property sales

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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
9 LONGSHORE DRIVE, CLYDE NORTH VIC 3978	\$550,000	20/05/2020
46 LONGSHORE DRIVE, CLYDE NORTH VIC 3978	\$572,000	05/11/2020
19 GRASSBIRD STREET, CLYDE NORTH VIC 3978	\$430,000	10/06/2020

This Statement of Information was prepared on: 11/12/2020