

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 17 Grassbird Street, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$750,000

&

\$825,000

Median sale price

Median price

\$595,125

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/01/2020

to

31/12/2020

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
16 GREENSLATE STREET, CLYDE NORTH VIC 3978	\$840,000	05/02/2021
85 ROSSITER RETREAT, CRANBOURNE NORTH VIC 3977	\$823,000	30/11/2020
23 ELKEDRA WAY, CRANBOURNE NORTH VIC 3977	\$822,500	02/10/2020

This Statement of Information was prepared on: 29/01/2021