

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 23 Casa Circuit, 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

\$449,000

&

\$495,000

### Median sale price

Median price

\$320,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

31/01/2020

to

06/08/2020

Source

Price Finder

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 CASA CIRCUIT, CLYDE NORTH VIC 3978	\$440,000	10/05/2020
39 CASA CIRCUIT, CLYDE NORTH VIC 3978	\$454,900	17/04/2020
24 SEDGE STREET, CLYDE NORTH VIC 3978	\$452,000	17/07/2020

This Statement of Information was prepared on: 06/08/2020