

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 74 Castillo Avenue, Clyde North, VIC 3978

Indicative selling price

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

Price Range \$455,000 & \$495,000

Median sale price

Median price \$595,000 Property Type House Suburb Clyde North (3978)

Period - From 01/08/2019 to 03/08/2020 Source Realestate.com.au

Comparable property sales

A 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
26 BARCELONA AVENUE, CLYDE NORTH VIC 3978	\$480,000	22/06/2020
35 MOROAK CRESCENT, CLYDE NORTH VIC 3978	\$485,000	12/06/2020
20 FLEUVE RISE, CLYDE NORTH VIC 3978	\$465,000	21/09/2020

This Statement of Information was prepared on: 30/09/2020