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	24 CASA CIRCUIT CLYDE NORTH VIC 3978

Indicative selling price

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

~~Single Price~~		or range between	$599,000	&	$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$422,500	Property type	Land	Suburb	Clyde North
Period-from	01 Dec 2021	to	30 Nov 2022	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.

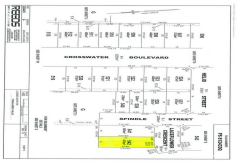
Address of comparable property	Price	Date of sale
4 LACEFLOWER CRESCENT CLYDE NORTH VIC 3978	$550,000	19-Oct-22
10 ROCKBANK ROAD CLYDE NORTH VIC 3978	$615,500	08-Dec-22
6 CROSSWATER BOULEVARD CLYDE NORTH VIC 3978	$600,000	05-Dec-22

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: 26 December 2022

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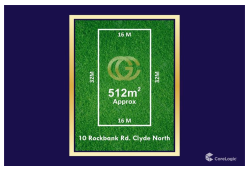


4 LACEFLOWER CRESCENT CLYDE NORTH VIC 3978

- - -

Sold Price RS **$550,000** Sold Date **19-Oct-22**

Distance **2.87km**



10 ROCKBANK ROAD CLYDE NORTH VIC 3978

4 2 -

Sold Price RS **$615,500** Sold Date **08-Dec-22**

Distance **2.99km**



6 CROSSWATER BOULEVARD CLYDE NORTH VIC 3978

- - -

Sold Price RS **$600,000** Sold Date **05-Dec-22**

Distance **3.06km**

RS = Recent sale **UN** = Undisclosed Sale

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