

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

21 Springleaf Avenue 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,900

Property type

House

Suburb

Clyde North

Period-from

01 May 2020

to

30 Apr 2021

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

22 Elodea Way Cranbourne North VIC 3977	\$609,350	19-Jan-21
8 Elodea Way Cranbourne North VIC 3977	\$615,000	01-Mar-21
4 Winchcombe Way Cranbourne North VIC 3977	\$600,000	12-Nov-20

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: 11 May 2021



**22 Elodea Way Cranbourne North
VIC 3977**

 3  2  2

Sold Price

\$609,350

Sold Date

19-Jan-21

Distance

1.61km



**8 Elodea Way Cranbourne North
VIC 3977**

 3  2  2

Sold Price

^{RS} **\$615,000**

Sold Date

01-Mar-21

Distance

1.66km



**4 Winchcombe Way Cranbourne
North VIC 3977**

 4  2  2

Sold Price

\$600,000

Sold Date

12-Nov-20

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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