

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

5 CORTAJALLA 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

or range
between

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,900

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2022

to

30 Jun 2023

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

89 EVICA ROAD CLYDE NORTH VIC 3978	\$671,000	03-May-23
15 STATURE AVENUE CLYDE NORTH VIC 3978	\$658,000	14-Apr-23

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: 19 July 2023

**89 EVICA ROAD CLYDE NORTH
VIC 3978**

3 2 1

Sold Price

\$671,000Sold Date **03-May-23**

Distance

1.34km**15 STATURE AVENUE CLYDE
NORTH VIC 3978**

3 2 2

Sold Price

\$658,000Sold Date **14-Apr-23**

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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