

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

1 BAZADAISE DRIVE 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

\$730,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2022

to

30 Apr 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

108 CEDUNA ROAD CLYDE NORTH VIC 3978	\$667,000	09-Dec-22
37 GREEN GULLY ROAD CLYDE VIC 3978	\$680,000	28-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: 03 May 2023



108 CEDUNA ROAD CLYDE NORTH VIC 3978 Sold Price **\$667,000** Sold Date **09-Dec-22**

 4  2  2

Distance **2.13km**



37 GREEN GULLY ROAD CLYDE VIC 3978 Sold Price **\$680,000** Sold Date **28-Dec-22**

 4  2  2

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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