Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	27 Khan Boulevard Clyde North, 3978

Indicative selling price

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

Range between	$370,000 & $400,000

Median sale price

Median price	NOT PROVIDED	Property Type	LAND	Suburb	CLYDE NORTH
Period - From		to		Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	16 KHAN BOULEVARD, CLYDE NORTH	$410,000	27-Jan-2023
2	27 GROWLING GRASS DRIVE, CLYDE NORTH	$450,000	25-Jan-2023
3	3 POBBLEBONK CRESCENT, CLYDE NORTH	$385,000	23-Dec-2022

This statement of information was prepared on 09-Aug-2023 at 3:43:16 AM EST