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<br>Including suburb and postcode | 7 BENTLEY LANE 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 | $525,000 | & | $565,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $578,375 | Property type | Unit | 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 |
|---|---|---|
| 4 NUNKERI COURT CLYDE NORTH VIC 3978 | $573,000 | 19-Jan-23 |
| 30 GODFREY AVENUE CRANBOURNE EAST VIC 3977 | $575,000 | 07-Feb-23 |
| 3 CASSIUS CIRCUIT CRANBOURNE NORTH VIC 3977 | $510,000 | 14-Mar-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: 18 May 2023

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**4 NUNKERI COURT CLYDE NORTH VIC 3978**

3 2 2

Sold Price **$573,000** Sold Date **19-Jan-23**

Distance **0.44km**



**30 GODFREY AVENUE CRANBOURNE EAST VIC 3977**

3 2 1

Sold Price **$575,000** Sold Date **07-Feb-23**

Distance **2.36km**




**3 CASSIUS CIRCUIT CRANBOURNE NORTH VIC 3977**

3 2 1

Sold Price **$510,000** Sold Date **14-Mar-23**

Distance **2.2km**

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

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