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 Randall 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	$550,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Clyde North
Period-from	01 Apr 2019	to	31 Mar 2020	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 Mahal Drive Clyde North VIC 3978	$591,000	01-Feb-20
3 Lusitano Way Clyde North VIC 3978	$585,000	17-Feb-20
104 Selandra Boulevard Clyde North VIC 3978	$574,000	25-Mar-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: 20 April 2020

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4 Mahal Drive Clyde North VIC 3978 Sold Price **$591,000** Sold Date **01-Feb-20**

4 2 2 Distance **0.07km**



3 Lusitano Way Clyde North VIC 3978 Sold Price **$585,000** Sold Date **17-Feb-20**

4 2 2 Distance **0.46km**



104 Selandra Boulevard Clyde North VIC 3978 Sold Price RS **$574,000** UN Sold Date **25-Mar-20**

4 2 2 Distance **0.73km**

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

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