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	6 Carisbrooke Way 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Clyde North
Period-from	01 Sep 2019	to	31 Aug 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
5 Lusitano Way Clyde North VIC 3978	$520,000	17-Jul-20
17 Drummond Street Clyde VIC 3978	$544,000	11-Jul-20
25 Marwedel Avenue Clyde North VIC 3978	$536,500	28-Jun-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: 29 September 2020

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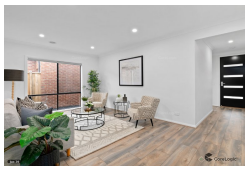


5 Lusitano Way Clyde North VIC 3978

3 2 2

Sold Price **$520,000** Sold Date **17-Jul-20**

Distance **0.66km**



17 Drummond Street Clyde VIC 3978

3 2 2

Sold Price **$544,000** Sold Date **11-Jul-20**

Distance **1.11km**



25 Marwedel Avenue Clyde North VIC 3978

3 2 2

Sold Price **$536,500** Sold Date **28-Jun-20**

Distance **1.62km**

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

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