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	15 Reflections Boulevard 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	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$346,500	Property type	Land	Suburb	Clyde North
Period-from	01 Nov 2020	to	31 Oct 2021	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
6 Gilcambon Way Clyde North VIC 3978	$1,000,000	23-Sep-21
26 Hill Farm Drive Clyde VIC 3978	$900,000	15-Nov-21
41 Green Gully Road Clyde VIC 3978	$900,000	21-Sep-21

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 November 2021

CONSUMER AFFAIRS VICTORIA

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6 Gilcambon Way Clyde North VIC 3978

4 2 2

Sold Price RS **$1,000,000** Sold Date **23-Sep-21**

Distance **0.31km**



26 Hill Farm Drive Clyde VIC 3978

4 2 6

Sold Price RS **$900,000** Sold Date **15-Nov-21**

Distance **1.7km**



41 Green Gully Road Clyde VIC 3978

5 2 2

Sold Price **$900,000** Sold Date **21-Sep-21**

Distance **1.44km**

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

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