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 Tristram Rise 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	$489,000	&	$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Clyde North
Period-from	01 Oct 2018	to	30 Sep 2019	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
3 Merlot Way Clyde North VIC 3978	$520,000	11-May-19
3 San Fratello Street Clyde North VIC 3978	$510,000	02-Aug-19
12 Selino Drive Clyde VIC 3978	$488,000	17-Jun-19

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: 30 October 2019

CONSUMER AFFAIRS VICTORIA

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3 Merlot Way Clyde North VIC 3978 Sold Price **$520,000** Sold Date **11-May-19**

4 2 2 Distance **0.31km**



3 San Fratello Street Clyde North VIC 3978 Sold Price **$510,000** Sold Date **02-Aug-19**

4 2 2 Distance **0.47km**



12 Selino Drive Clyde VIC 3978 Sold Price **$488,000** Sold Date **17-Jun-19**

4 2 2 Distance **0.99km**

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

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