

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

44 Macumba Drive 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,750

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2020

to

31 Aug 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

19 Macumba Drive Clyde North VIC 3978	\$720,000	28-Jun-21
22 Ellaroo Circuit Clyde North VIC 3978	\$750,000	28-Jun-21
7 Aramon Way Berwick VIC 3806	\$725,000	16-May-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: 30 September 2021



19 Macumba Drive Clyde North VIC 3978

Sold Price

\$720,000

Sold Date

28-Jun-21

4 2 2

Distance

0.21km



22 Ellaroo Circuit Clyde North VIC 3978

Sold Price

\$750,000

Sold Date

28-Jun-21

4 2 2

Distance

0.38km



7 Aramon Way Berwick VIC 3806

Sold Price

\$725,000

Sold Date

16-May-21

4 2 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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