

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

46 Mackillop 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,750

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2020

to

30 Sep 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

7 Hanoverian Street Clyde North VIC 3978	\$581,750	30-Jun-21
19 Elwick Drive Clyde North VIC 3978	\$600,000	04-May-21
21 Waler Circuit Clyde North VIC 3978	\$590,000	15-Jun-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: 13 October 2021



7 Hanoverian Street Clyde North VIC 3978

3 2 2

Sold Price

\$581,750

Sold Date

30-Jun-21

Distance

0.4km



19 Elwick Drive Clyde North VIC 3978

3 2 2

Sold Price

\$600,000

Sold Date

04-May-21

Distance

0.49km



21 Waler Circuit Clyde North VIC 3978

3 2 2

Sold Price

\$590,000

Sold Date

15-Jun-21

Distance

0.7km



22 Calabrese Circuit Clyde North VIC 3978

3 2 2

Sold Price

\$595,000

Sold Date

21-May-21

Distance

0.9km



25 Castillo Avenue Clyde North VIC 3978

3 2 1

Sold Price

\$615,000

Sold Date

04-May-21

Distance

1.28km



32 Castillo Avenue Clyde North VIC 3978

3 2 2

Sold Price

\$625,000

Sold Date

10-May-21

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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