

## 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

42 Fleuve Rise Clyde North VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2019

to

31 Dec 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

6 Gawler Way Clyde North VIC 3978	\$580,000	15-Oct-19
11 Hanoverian Street Clyde North VIC 3978	\$530,000	19-Aug-19
9 Hackney Circuit Clyde North VIC 3978	\$535,000	06-Aug-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: 07 January 2020

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**6 Gawler Way Clyde North VIC 3978**

3 2 2

Sold Price **\$580,000** Sold Date **15-Oct-19**

Distance **0.11km**



**11 Hanoverian Street Clyde North VIC 3978**

3 2 2

Sold Price **\$530,000** Sold Date **19-Aug-19**

Distance **0.51km**



**9 Hackney Circuit Clyde North VIC 3978**

3 2 2

Sold Price **\$535,000** Sold Date **06-Aug-19**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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