

## 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

6 Atrium Street 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2019

to

31 Aug 2020

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 Observatory Street Clyde North VIC 3978	\$672,000	10-Aug-20
15 Observatory Street Clyde North VIC 3978	\$660,000	23-Jun-20
19 Union Street Clyde North VIC 3978	\$690,000	09-May-20

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.~~

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## 6 Observatory Street Clyde North VIC 3978

Sold Price

RS

**\$672,000**

Sold Date **10-Aug-20**

4 2 2

Distance **0.08km**



## 15 Observatory Street Clyde North VIC 3978

Sold Price

**\$660,000**

Sold Date **23-Jun-20**

4 2 2

Distance **0.15km**



## 19 Union Street Clyde North VIC 3978

Sold Price

**\$690,000**

Sold Date **09-May-20**

4 2 2

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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