## 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	10 Dream Avenue, Clyde North Vic 3978
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000	&	\$800,000
-------------------------	---	-----------

### Median sale price

Median price	\$730,000	Pro	perty Type	House		Suburb	Clyde North
Period - From	01/04/2023	to	31/03/2024		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	9 Everard Av CLYDE NORTH 3978	\$798,000	28/02/2024
2	9 Blackforest Way CLYDE NORTH 3978	\$775,000	20/03/2024
3	11 Firebird St CRANBOURNE EAST 3977	\$734,600	08/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/05/2024 10:07









**Agent Comments** 

Indicative Selling Price \$730,000 - \$800,000 Median House Price Year ending March 2024: \$730,000

# Comparable Properties



9 Everard Av CLYDE NORTH 3978 (REI/VG)

4 - 2 - 3

Price: \$798,000 Method: Private Sale Date: 28/02/2024 Property Type: House Land Size: 448 sqm approx **Agent Comments** 



9 Blackforest Way CLYDE NORTH 3978 (REI)

2 🛱 2

Price: \$775,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 448 sqm approx **Agent Comments** 



11 Firebird St CRANBOURNE EAST 3977 (REI) Agent Comments

4 📺 2 🛱

Price: \$734,600 Method: Private Sale Date: 08/05/2024 Property Type: House Land Size: 420 sqm approx

**Account** - 11 North | P: 1300 353 836





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.