

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

108 MORISON ROAD CLYDE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,700

Property type

House

Suburb

Clyde

Period-from

01 Apr 2023

to

31 Mar 2024

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

16 PONTIAC ROAD CRANBOURNE EAST VIC 3977	\$905,000	04-Mar-24
52 HAFLINGER AVENUE CRANBOURNE EAST VIC 3977	\$880,000	17-Dec-23
18 THISTLE DRIVE CLYDE NORTH VIC 3978	\$889,000	09-Dec-23

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: 29 April 2024

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**16 PONTIAC ROAD CRANBOURNE
 EAST VIC 3977**

5 2 2

Sold Price

^{RS} **\$905,000**

Sold Date **04-Mar-24**

Distance **1.18km**



**52 HAFLINGER AVENUE
 CRANBOURNE EAST VIC 3977**

5 2 2

Sold Price

\$880,000

Sold Date **17-Dec-23**

Distance **1.9km**



**18 THISTLE DRIVE CLYDE NORTH
 VIC 3978**

5 2 2

Sold Price

\$889,000

Sold Date **09-Dec-23**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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