

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

12 Tawney Road, Clyde North Vic 3978

Indicative selling price

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

Range between \$810,000 & \$891,000

Median sale price

Median price \$730,000 Property 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	Price	Date of sale
1	30 Charleston Cha BERWICK 3806	\$872,500	31/05/2024
2	12 Hazelnut Blvd BERWICK 3806	\$870,000	10/05/2024
3	61 Lincoln Av OFFICER 3809	\$815,000	05/06/2024

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 six months.~~

This Statement of Information was prepared on:

13/06/2024 15:07



Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$810,000 - \$891,000
Median House Price
Year ending March 2024: \$730,000

Comparable Properties



30 Charleston Cha BERWICK 3806 (REI)

Agent Comments



Price: \$872,500
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 350 sqm approx



12 Hazelnut Blvd BERWICK 3806 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 10/05/2024
Property Type: House



61 Lincoln Av OFFICER 3809 (REI)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 419 sqm approx

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