

# 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 20 Crosswater Boulevard, 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)

Price Range \$1,299,000 & \$1,399,000

### Median sale price

Median price \$755,000 Property Type House Suburb Clyde North (3978)

Period - From 01/01/2023 to 01/12/2023 Source PropTrack

### Comparable property sales

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
17 BAYLEAF STREET, BERWICK VIC 3806	\$1,320,000	27/02/2024
47 SKYLARK BOULEVARD, CLYDE NORTH VIC 3978	\$1,360,000	01/02/2024
61 NEWGRANGE BOULEVARD, CLYDE NORTH VIC 3978	\$1,400,000	21/02/2024

This Statement of Information was prepared on: 19/06/2024