

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

21 RIVERBANK CLOSE, 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 \$850,000 And \$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$760,000 \*Unit/House x Suburb CLYDE NORTH

Period - From 01/02/24 to 30/04/24 Source Pricfinder

### 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
14 HOOSIER RD, CLYDE NORTH, VIC 3978	\$895,000	05/05/2024
27 FLOWERBLOOM CRES, CLYDE NORTH, VIC 3978	\$890,000	06/01/2024
6 MARSHFLOWER CRES, CLYDE NORTH, VIC 3978	\$850,000	14/04/2024

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: 24/05/2024