

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 25 Fitzwilliam Circuit, Clyde North, VIC 3978

Indicative selling price

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

Price Range \$1,099,000 & \$1,199,000

Median sale price

Median price \$710,000 Property Type House Suburb Clyde North (3978)

Period - From 01/10/2022 to 30/09/2023 Source Pricefinder

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
11 AMINYA DRIVE, CLYDE NORTH VIC 3978	\$1,105,000	08/11/2023
10 BLACKFOREST WAY, CLYDE NORTH VIC 3978	\$1,150,000	19/08/2023
37 WESTBOURNE STREET, CLYDE NORTH VIC 3978	\$1,100,000	03/11/2023

This Statement of Information was prepared on: 27/11/2023