## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
8 CREATIVE AVENUE CLYDE NORTH VIC 3978						
	c.gov.aı	u/underquotir	g (*C	elete single pric	e or range a	as applicable)
		or range between		\$690,000	&	\$750,000
Median sale price (*Delete house or unit as applicable)						
\$720,000	Property type			House	Suburb	Clyde North
01 May 2023	to 30 Apr 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						
	ce see consumer.vio spplicable) \$720,000  01 May 2023  sales (*Delete A	8 CREATIVE AVENUE  ce see consumer.vic.gov.a  applicable)  \$720,000 Prop  01 May 2023 to  sales (*Delete A or B leeproperties sold within two ent's representative considerations)	sce see consumer.vic.gov.au/underquoting or range between spelicable)  \$720,000 Property type  01 May 2023 to 30 Apr 20  sales (*Delete A or B below as approperties sold within two kilometres of ent's representative considers to be most	sce see consumer.vic.gov.au/underquoting (*Control of the properties sold within two kilometres of the pent's representative considers to be most compared.	sce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$690,000 Property type House  1.	8 CREATIVE AVENUE CLYDE NORTH VIC 3978  ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$690,000 &  spplicable)  \$720,000 Property type House Suburb  01 May 2023 to 30 Apr 2024 Source  sales (*Delete A or B below as applicable)  e properties sold within two kilometres of the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's last 6 ent'

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: 20 May 2024



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