

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

249 Heather Grove Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Clyde North

Period-from

01 Dec 2020

to

30 Nov 2021

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

15 Nelse Street Cranbourne North VIC 3977	\$592,000	13-Oct-21
16 Stockfield Avenue Clyde VIC 3978	\$543,000	27-Oct-21
60 Hyde Avenue Clyde North VIC 3978	\$625,000	07-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 18 December 2021



15 Nelse Street Cranbourne North VIC 3977

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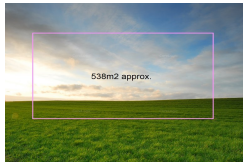
Sold Price

\$592,000

Sold Date

13-Oct-21

Distance

3.69km


16 Stockfield Avenue Clyde VIC 3978

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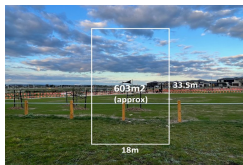
Sold Price

^{RS} **\$543,000**

Sold Date

27-Oct-21

Distance

1.67km


60 Hyde Avenue Clyde North VIC 3978

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Sold Price

\$625,000

Sold Date

07-Sep-21

Distance

2.18km
RS = Recent sale

UN = Undisclosed Sale

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