

## 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

85 Moxham Drive 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

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,125

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2020

to

31 Dec 2020

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

|   |           |           |
|---|-----------|-----------|
| 5 Moorgate Road Clyde North VIC 3978    | \$701,000 | 13-Oct-20 |
| 34 Ritchie Drive Clyde North VIC 3978   | \$670,000 | 04-Aug-20 |
| 45 Castillo Avenue Clyde North VIC 3978 | \$635,000 | 19-Jul-20 |

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: 20 January 2021



**5 Moorgate Road Clyde North VIC 3978**

Sold Price

**\$701,000**

Sold Date **13-Oct-20**

 4  2  2

Distance **0.38km**



**34 Ritchie Drive Clyde North VIC 3978**

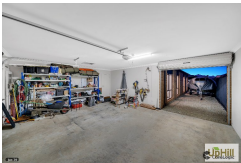
Sold Price

**\$670,000**

Sold Date **04-Aug-20**

 4  2  2

Distance **0.42km**



**45 Castillo Avenue Clyde North VIC 3978**

Sold Price

**\$635,000**

Sold Date **19-Jul-20**

 4  2  2

Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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