Statement of Information Single residential property located in the Melbourne metropolitan area

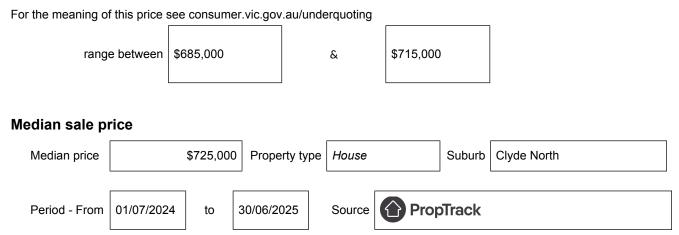
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

20 Nightfall Avenue, Clyde North, Vic 3978

Indicative selling price



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
13 Sark Street, Clyde North, VIC 3978	\$700,000	04/03/2025
41 Ramlegh Boulevard, Clyde North, VIC 3978	\$710,000	09/06/2025
5 Boysenberry Close, Clyde North, VIC 3978	\$710,000	16/06/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/07/2025

