

# 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 Lot 8 Carpathian Drive, Clyde North 3977

### 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 \$445,000

### Median sale price

Median price \$722,500

Property type House

Suburb Clyde North

Period - From April 23

to

March 2024

Source Realestate.com.au

### Comparable property sales

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
95 Newgrange Boulevard, Clyde North 3978	\$420,000	9/3/24
Lot 343 Chance Way, Clyde North 3978	\$438,000	17/4/24
Lot 334 Peak Street, Clyde North 3978	\$415,000	28/2/24

This Statement of Information was prepared on: 19/04/24