

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

1 HURDLE STREET 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

or range
between

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2022

to

31 Jul 2023

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

7 CATFISH STREET CLYDE NORTH VIC 3978	\$590,000	05-Aug-23
7 COCHIN DRIVE CLYDE NORTH VIC 3978	\$590,000	17-Jul-23
16 PLEVEN RISE CLYDE NORTH VIC 3978	\$582,000	16-Aug-23

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: 29 August 2023



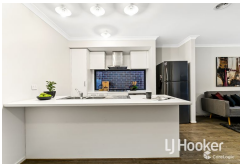
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7 CATFISH STREET CLYDE NORTH VIC 3978

Sold Price

^{RS} **\$590,000** ^{UN}

Sold Date **05-Aug-23**

3 2 1

Distance **1.08km**



7 COCHIN DRIVE CLYDE NORTH VIC 3978

Sold Price

\$590,000

Sold Date **17-Jul-23**

3 2 1

Distance **1.34km**



16 PLEVEN RISE CLYDE NORTH VIC 3978

Sold Price

^{RS} **\$582,000**

Sold Date **16-Aug-23**

3 2 1

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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