

## 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

12 ECURB STREET 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

\$699,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Clyde North

Period-from

01 Mar 2023

to

29 Feb 2024

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 EXMOOR CRESCENT CLYDE NORTH VIC 3978	\$700,100	26-Jan-24
7 TARTAN DRIVE CLYDE NORTH VIC 3978	\$715,600	25-Nov-23
11 TARTAN DRIVE CLYDE NORTH VIC 3978	\$712,500	24-Nov-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: 01 March 2024



**7 EXMOOR CRESCENT CLYDE NORTH VIC 3978**

4  2  1 

Sold Price

<sup>RS</sup> **\$700,100**

Sold Date **26-Jan-24**

Distance **0.37km**



**7 TARTAN DRIVE CLYDE NORTH VIC 3978**

4  2  1 

Sold Price

**\$715,600**

Sold Date **25-Nov-23**

Distance **3.16km**



**11 TARTAN DRIVE CLYDE NORTH VIC 3978**

4  2  1 

Sold Price

**\$712,500**

Sold Date **24-Nov-23**

Distance **3.18km**

RS = Recent sale

UN = Undisclosed Sale

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