

## 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 NUNKERI COURT 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

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2023

to

31 Mar 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

16 NUNKERI COURT CLYDE NORTH VIC 3978	\$600,000	04-Nov-23
17 TRAINERS WAY CLYDE NORTH VIC 3978	\$616,000	25-Oct-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: 04 April 2024



**16 NUNKERI COURT CLYDE NORTH VIC 3978** Sold Price **\$600,000** Sold Date **04-Nov-23**

 3  2  2

Distance **0.01km**



**17 TRAINERS WAY CLYDE NORTH VIC 3978** Sold Price **\$616,000** Sold Date **25-Oct-23**

 3  2  1

Distance **1.9km**

RS = Recent sale      UN = Undisclosed Sale

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