

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 13 Palacio Terrace, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$669,000

&

\$719,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/03/2023

to

29/02/2024

Source

PropTrack

Comparable property sales

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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
29 KINROSS PARADE, CLYDE NORTH VIC 3978	\$680,000	16/02/2024
29 CREEKSIDE STREET, CLYDE VIC 3978	\$710,000	27/12/2023
26 SHOVELER STREET, CLYDE NORTH VIC 3978	\$710,000	23/11/2023

This Statement of Information was prepared on: 27/12/2024