

# 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 14 Lensing 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)

Price Range

\$719,000

&

\$789,000

### Median sale price

Median price

\$722,500

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/05/2023

to

30/04/2024

Source

PropTrack

### Comparable property sales

A

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

5 GLORY STREET, CLYDE NORTH VIC 3978

\$750,000

10/12/2023

7 CAVERN BOULEVARD, CLYDE NORTH VIC 3978

\$765,000

07/01/2024

41 SHELL CLOSE, CLYDE NORTH VIC 3978

\$781,000

24/01/2024

This Statement of Information was prepared on: 28/05/2024