

## 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 SCENERY DRIVE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale
31 ZAGROS STREET CLYDE NORTH VIC 3978	\$970,000	15-Mar-24

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: 23 May 2024



**31 ZAGROS STREET CLYDE NORTH VIC 3978**

Sold Price **RS \$970,000** Sold Date **15-Mar-24**

🏠 4 🚗 2 🚗 2

Distance **0.92km**

Property Address	Sold Price	Sold Date	Property Type	Bedrooms	Bathrooms	Garage
31 ZAGROS STREET CLYDE NORTH VIC 3978	\$970,000	15-Mar-24	House	4	2	2

**RS = Recent sale      UN = Undisclosed Sale**

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