

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

2 TALLRUSH STREET CLYDE NORTH VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

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

5 MARBLELIGHT WAY CLYDE NORTH VIC 3978	\$1,500,000	07-Dec-23
61 NEWGRANGE BOULEVARD CLYDE NORTH VIC 3978	\$1,400,000	21-Feb-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: 15 May 2024



**5 MARBLELIGHT WAY CLYDE
NORTH VIC 3978**

 5  4  5

Sold Price **\$1,500,000** Sold Date **07-Dec-23**

Distance **0.88km**



**61 NEWGRANGE BOULEVARD
CLYDE NORTH VIC 3978**

 5  5  2

Sold Price ^{RS} **\$1,400,000** Sold Date **21-Feb-24**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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