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

Indicative selling price

Period-from

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

Single Price		or range between	\$580,000	&	\$630,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$720,000	Property type	House	Suburb	Clyde North

31 May 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2023

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.

to

Address of comparable property	Price	Date of sale
14 PLEVEN RISE CLYDE NORTH VIC 3978	\$580,000	05-May-24
11 FREIBERGER GROVE CLYDE NORTH VIC 3978	\$600,000	10-Jun-24
10 SALOON CIRCUIT CLYDE NORTH VIC 3978	\$610,000	14-Apr-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: 28 June 2024



Corelogic

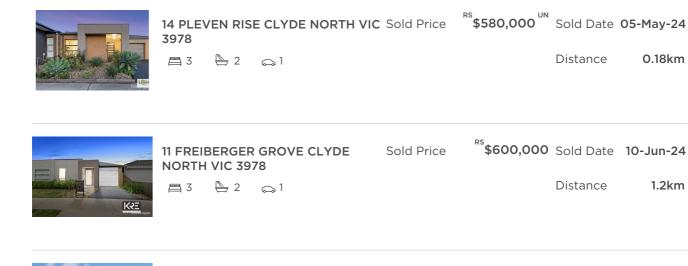
consumer.vic.gov.au



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SOLD OFF MARKET \$610,000 3 3 2 9 1 2 23 m ²	10 SALOON CIRCUIT CLYDE NORTH VIC 3978	Sold Price	\$610,000 Sold Date 14	4-Apr-24
	🚍 3 🖕 2 👝 1		Distance	1.36km

RS = Recent sale UN = Undisclosed Sale

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