

## 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

4 DIVERSITY ROAD 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

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,500

Property type

Land

Suburb

Clyde North

Period-from

01 Jan 2023

to

31 Dec 2023

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

55 GENERATION DRIVE CLYDE NORTH VIC 3978	\$915,000	25-Sep-23
8 KOENIG STREET CLYDE NORTH VIC 3978	\$1,000,000	24-Aug-23
39 BONZA CIRCUIT CLYDE NORTH VIC 3978	\$905,000	19-Sep-23

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: 17 January 2024

**55 GENERATION DRIVE CLYDE  
NORTH VIC 3978**

5 3 2

Sold Price

**\$915,000**Sold Date **25-Sep-23**Distance **0.26km****8 KOENIG STREET CLYDE NORTH  
VIC 3978**

5 3 2

Sold Price

**\$1,000,000**Sold Date **24-Aug-23**Distance **0.3km****39 BONZA CIRCUIT CLYDE NORTH  
VIC 3978**

4 3 2

Sold Price

**\$905,000**Sold Date **19-Sep-23**Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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