

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 MITTA MITTA 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2022

to

31 Aug 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

9 NAAS ROAD CLYDE NORTH VIC 3978	\$670,000	05-Jul-23
48 GOULBURN STREET CRANBOURNE EAST VIC 3977	\$715,000	02-Aug-23
21 THORNELL STREET CLYDE NORTH VIC 3978	\$725,000	01-Jul-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: 22 September 2023



9 NAAS ROAD CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$670,000

Sold Date

05-Jul-23

Distance

0.15km



48 GOULBURN STREET CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price

^{RS} **\$715,000**

Sold Date

02-Aug-23

Distance

0.49km



21 THORNELL STREET CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$725,000

Sold Date

01-Jul-23

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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