

## 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 NORTHUMBERLAND ROAD CLYDE 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,250

Property type

House

Suburb

Clyde

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

3 VULPINE STREET CLYDE VIC 3978	\$620,000	13-Feb-24
55 FAIRWEATHER STREET CLYDE VIC 3978	\$635,000	08-Mar-24
16 NORTHUMBERLAND ROAD CLYDE VIC 3978	\$624,900	01-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: 30 May 2024



## 3 VULPINE STREET CLYDE VIC 3978

 3  2  1

Sold Price

**\$620,000**

Sold Date

**13-Feb-24**

Distance

**0.71km**



## 55 FAIRWEATHER STREET CLYDE VIC 3978

 3  2  2

Sold Price

**\$635,000**

Sold Date

**08-Mar-24**

Distance

**0.54km**



## 16 NORTHUMBERLAND ROAD CLYDE VIC 3978

 3  2  -

Sold Price

**\$624,900**

Sold Date

**01-Mar-24**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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