

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 SPIKE WAY 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

\$699,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2023

to

30 Jun 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

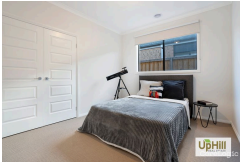
Date of sale

3 LANGWARRIN CRESCENT CLYDE NORTH VIC 3978	\$713,000	01-Jun-24
3 CROPPING STREET CLYDE NORTH VIC 3978	\$745,000	07-May-24
11 GOTTLIEB STREET CLYDE NORTH VIC 3978	\$700,000	23-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: 08 July 2024



3 LANGWARRIN CRESCENT CLYDE Sold Price

^{RS} **\$713,000** ^{UN}

Sold Date **01-Jun-24**

 4  2  2

Distance **0.15km**



3 CROPPING STREET CLYDE Sold Price

Sold Price

\$745,000

Sold Date **07-May-24**

 4  2  2

Distance **0.48km**



11 GOTTLIEB STREET CLYDE Sold Price

Sold Price

\$700,000

Sold Date **23-Apr-24**

 3  2  2

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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