

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 TROJAN CRESCENT 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Jun 2023

to

31 May 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

4 AURA STREET CLYDE NORTH VIC 3978	\$780,000	18-Mar-24
28 FENWAY BOULEVARD CLYDE NORTH VIC 3978	\$820,000	23-May-24
9 FEATHERDOWN WAY CLYDE NORTH VIC 3978	\$890,000	14-Feb-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: 26 June 2024



**4 AURA STREET CLYDE NORTH
VIC 3978**

 4  2  2

Sold Price **\$780,000** Sold Date **18-Mar-24**

Distance **1.08km**



**28 FENWAY BOULEVARD CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price ^{RS} **\$820,000** Sold Date **23-May-24**

Distance **0.46km**



**9 FEATHERDOWN WAY CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$890,000** Sold Date **14-Feb-24**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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