

## 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 UNDARA 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2023

to

29 Feb 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

7 PAWELL STREET CLYDE NORTH VIC 3978	\$811,000	19-Jan-24
6 GOODWILL ROAD CLYDE NORTH VIC 3978	\$800,000	11-Mar-24
11 PEBBLESTONE CIRCUIT CLYDE NORTH VIC 3978	\$805,000	22-Nov-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.~~

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**7 PAWELL STREET CLYDE NORTH VIC 3978** Sold Price **\$811,000** Sold Date **19-Jan-24**  
Distance **0.57km**

 4  2  2



**6 GOODWILL ROAD CLYDE NORTH VIC 3978** Sold Price <sup>RS</sup> **\$800,000** Sold Date **11-Mar-24**  
Distance **1.2km**

 4  2  2



**11 PEBBLESTONE CIRCUIT CLYDE NORTH VIC 3978** Sold Price **\$805,000** Sold Date **22-Nov-23**  
Distance **1.64km**

 4  2  2

RS = Recent sale      UN = Undisclosed Sale

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