

## 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

40 CONNEWARA CRESCENT 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

\$950,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2022

to

31 Jul 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

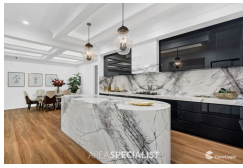
Date of sale

6 ROTHESAY AVENUE CLYDE VIC 3978	\$1,105,000	11-Jul-23
18 PARKGATE DRIVE CLYDE NORTH VIC 3978	\$1,085,000	05-Aug-23
1 FEATHERDOWN WAY CLYDE NORTH VIC 3978	\$980,000	21-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: 31 August 2023



**6 ROTHESAY AVENUE CLYDE VIC 3978**

Sold Price

<sup>RS</sup> **\$1,105,000**

Sold Date

**11-Jul-23**

 4  2  2

Distance

**1.23km**



**18 PARKGATE DRIVE CLYDE NORTH VIC 3978**

Sold Price

<sup>RS</sup> **\$1,085,000**

Sold Date

**05-Aug-23**

 5  3  4

Distance

**1.29km**



**1 FEATHERDOWN WAY CLYDE NORTH VIC 3978**

Sold Price

<sup>RS</sup> **\$980,000**

Sold Date

**21-Jul-23**

 4  2  2

Distance

**3.83km**

RS = Recent sale

UN = Undisclosed Sale

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