

## 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

43 WATERBLOOM AVENUE 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

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2023

to

31 Mar 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

46 TULLIALLAN BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,370,000	11-Dec-23
37 MONTPELIER DRIVE BERWICK VIC 3806	\$1,350,000	19-Dec-23
17 BAYLEAF STREET BERWICK VIC 3806	\$1,320,000	27-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.~~

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**46 TULLIALLAN BOULEVARD  
CRANBOURNE NORTH VIC 3977**

 4  3  2

Sold Price **\$1,370,000** Sold Date **11-Dec-23**

Distance **1.15km**



**37 MONTEPELIER DRIVE BERWICK  
VIC 3806**

 4  2  2

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **19-Dec-23**

Distance **1.55km**



**17 BAYLEAF STREET BERWICK VIC  
3806**

 4  2  2

Sold Price <sup>RS</sup> **\$1,320,000** Sold Date **27-Feb-24**

Distance **1.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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