

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

6 STONETHWAITE LANE 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,600

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

8 STONETHWAITE LANE CLYDE NORTH VIC 3978	\$640,000	30-Jan-24
29 KINROSS PARADE CLYDE NORTH VIC 3978	\$680,000	16-Feb-24
11 YARALLA CIRCUIT CLYDE VIC 3978	\$685,000	31-Jan-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: 10 April 2024

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**8 STONETHWAITE LANE CLYDE
NORTH VIC 3978**

4 3 2

Sold Price **\$640,000** Sold Date **30-Jan-24**Distance **0.01km****29 KINROSS PARADE CLYDE
NORTH VIC 3978**

4 2 2

Sold Price ^{RS} **\$680,000** Sold Date **16-Feb-24**Distance **0.13km****11 YARALLA CIRCUIT CLYDE VIC
3978**

4 2 2

Sold Price **\$685,000** Sold Date **31-Jan-24**Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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