

## 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

7 BURNBANK PARADE 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

\$780,000

&

\$820,000

### 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

6 GOODWILL ROAD CLYDE NORTH VIC 3978	\$800,000	11-Mar-24
6 BONZA CIRCUIT CLYDE NORTH VIC 3978	\$799,000	28-Feb-24
73 BORTHWICK PARADE CLYDE NORTH VIC 3978	\$858,000	29-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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## 6 GOODWILL ROAD CLYDE NORTH VIC 3978

4 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**11-Mar-24**

Distance

**0.5km**



## 6 BONZA CIRCUIT CLYDE NORTH VIC 3978

4 2 2

Sold Price

**\$799,000**

Sold Date

**28-Feb-24**

Distance

**0.49km**



## 73 BORTHWICK PARADE CLYDE NORTH VIC 3978

4 3 2

Sold Price

<sup>RS</sup> **\$858,000**

Sold Date

**29-Feb-24**

Distance

**1.93km**

RS = Recent sale

UN = Undisclosed Sale

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