

## 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 KOSCIUSZKO CIRCUIT CLYDE 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

\$599,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2022

to

31 Oct 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

38 MURGESE CIRCUIT CLYDE NORTH VIC 3978	\$615,000	21-Nov-23
32 INVERLOCH AVENUE CLYDE VIC 3978	\$650,000	26-Sep-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: 29 November 2023



**38 MURGESE CIRCUIT CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**21-Nov-23**

Distance

**1.03km**



**32 INVERLOCH AVENUE CLYDE  
VIC 3978**

4 2 2

Sold Price

**\$650,000**

Sold Date

**26-Sep-23**

Distance

**1.99km**

RS = Recent sale

UN = Undisclosed Sale

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