

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

8 HOMELY AVENUE 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

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|--|-----------|-----------|
| 7 EXMOOR CRESCENT CLYDE NORTH VIC 3978 | \$700,100 | 17-Jan-24 |
| 14 ECURB STREET CLYDE NORTH VIC 3978 | \$715,000 | 22-Oct-24 |
| 3 AUTY WAY CLYDE NORTH VIC 3978 | \$729,000 | 05-Nov-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: 30 May 2025



7 EXMOOR CRESCENT CLYDE NORTH VIC 3978

4 2 1

Sold Price

\$700,100

Sold Date

17-Jan-24

Distance

1.66km



14 ECURB STREET CLYDE NORTH VIC 3978

4 2 1

Sold Price

\$715,000

Sold Date

22-Oct-24

Distance

1.69km



3 AUTY WAY CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$729,000

Sold Date

05-Nov-24

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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