

# 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 Sepia Street, 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)

Single Price \$690,000

### Median sale price

Median price \$720,000 Property Type House Suburb Clyde North (3978)

Period - From 01/05/2023 to 30/04/2024 Source Corelogic

### Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 15 SHERBET STREET CLYDE NORTH VIC 3978   | \$675,000 | 21/07/2023   |
| 44 ATHENAEUM AVENUE CLYDE NORTH VIC 3978 | \$710,000 | 18/10/2023   |
|  |           |              |

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 six months.

This Statement of Information was prepared on: 20/05/2024