

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

9 ORPINGTON DRIVE 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

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

4 CHAROLAIS WAY CLYDE NORTH VIC 3978	\$780,000	21-Oct-23
34 PLYMOUTH BOULEVARD CLYDE NORTH VIC 3978	\$820,000	21-Jun-23
18 MURPHY STREET CLYDE NORTH VIC 3978	\$815,000	14-Nov-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: 20 November 2023



4 CHAROLAIS WAY CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$780,000** Sold Date **21-Oct-23**
Distance **0.18km**

 4  2  2



34 PLYMOUTH BOULEVARD CLYDE NORTH VIC 3978 Sold Price **\$820,000** Sold Date **21-Jun-23**
Distance **0.25km**

 4  2  2



18 MURPHY STREET CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$815,000** Sold Date **14-Nov-23**
Distance **0.6km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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