

## 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

LOT 2502 METTLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$484,000

&

\$504,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Clyde North

Period-from

01 Jun 2023

to

31 May 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

47 AEGEAN STREET CLYDE NORTH VIC 3978	\$492,000	24-Apr-24
18 GULING RISE CLYDE NORTH VIC 3978	\$497,000	12-Mar-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: 02 June 2024



**47 AEGEAN STREET CLYDE  
NORTH VIC 3978**

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Sold Price

**\$492,000**

Sold Date

**24-Apr-24**

Distance

**0.97km**



**18 GULING RISE CLYDE NORTH VIC  
3978**

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Sold Price

**\$497,000**

Sold Date

**12-Mar-24**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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