

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 SALAMANCA 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,600

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2024

to

31 Jan 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

8 BUCKSKIN DRIVE CLYDE NORTH VIC 3978	\$1,250,000	06-Oct-24
5 CURLEW STREET CLYDE NORTH VIC 3978	\$1,230,000	09-Sep-24
32 PRAIANO AVENUE BERWICK VIC 3806	\$1,205,000	29-Jan-25

OR

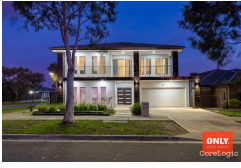
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 February 2025

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**8 BUCKSKIN DRIVE CLYDE NORTH
VIC 3978**

7 4 2

Sold Price

\$1,250,000Sold Date **06-Oct-24**Distance **1.21km****5 CURLEW STREET CLYDE NORTH
VIC 3978**

5 4 2

Sold Price

\$1,230,000Sold Date **09-Sep-24**Distance **2.9km****32 PRAIANO AVENUE BERWICK
VIC 3806**

4 2 2

Sold Price

^{RS} **\$1,205,000**Sold Date **29-Jan-25**Distance **4.38km**

RS = Recent sale

UN = Undisclosed Sale

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