

## 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

12 CATEES 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

\$889,000

&

\$969,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2023

to

30 Jun 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

4 SHIMAR STREET CLYDE NORTH VIC 3978	\$855,000	22-Nov-23
23 THOROUGHbred DRIVE CLYDE NORTH VIC 3978	\$920,000	16-Mar-24
47 BERNARDINS STREET CLYDE NORTH VIC 3978	\$935,000	30-May-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: 29 July 2024



## 4 SHIMAR STREET CLYDE NORTH VIC 3978

3 2 2

Sold Price

**\$855,000**

Sold Date **22-Nov-23**

Distance **0.26km**



## 23 THOROUGHbred DRIVE CLYDE NORTH VIC 3978

3 2 2

Sold Price

**\$920,000**

Sold Date **16-Mar-24**

Distance **3.82km**



## 47 BERNARDINS STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price

<sup>RS</sup> **\$935,000**

Sold Date **30-May-24**

Distance **0.84km**



## 25 GRAZING WAY CLYDE NORTH VIC 3978

4 2 2

Sold Price

**\$900,000**

Sold Date **13-Aug-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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