

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

3 DAMIANA AVENUE 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,300

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2023

to

30 Sep 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

6 DAMIANA AVENUE CLYDE NORTH VIC 3978	\$355,000	08-Oct-24
37 THICKET LOOP CLYDE NORTH VIC 3978	\$315,000	05-Jul-24
17 TRIBUTE AVENUE CLYDE NORTH VIC 3978	\$355,000	29-Apr-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: 28 October 2024



6 DAMIANA AVENUE CLYDE NORTH VIC 3978

Sold Price ^{RS} **\$355,000** Sold Date **08-Oct-24**

4 2 2

Distance **0.04km**



37 THICKET LOOP CLYDE NORTH VIC 3978

Sold Price **\$315,000** Sold Date **05-Jul-24**

4 3 2

Distance **1.02km**



17 TRIBUTE AVENUE CLYDE NORTH VIC 3978

Sold Price **\$355,000** Sold Date **29-Apr-24**

4 2 2

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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