

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

17 Glenelg Street 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2020

to

31 Oct 2021

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

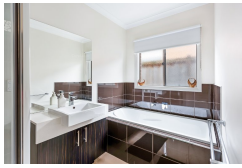
Date of sale

11 Frankland Street Clyde North VIC 3978	\$680,000	26-May-21
12 Bocker Street Clyde North VIC 3978	\$660,000	15-Oct-21
45 Dexter Crescent Clyde North VIC 3978	\$720,000	21-Oct-21

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: 03 November 2021



11 Frankland Street Clyde North VIC 3978

Sold Price

\$680,000

Sold Date

26-May-21

4 2 2

Distance

0.28km



12 Bocker Street Clyde North VIC 3978

Sold Price

^{RS} **\$660,000**

Sold Date

15-Oct-21

4 2 2

Distance

0.28km



45 Dexter Crescent Clyde North VIC 3978

Sold Price

^{RS} **\$720,000**

Sold Date

21-Oct-21

4 2 2

Distance

0.44km



10 Ayrshire Way Clyde North VIC 3978

Sold Price

^{RS} **\$680,000**

Sold Date

18-Oct-21

4 2 2

Distance

0.55km



23 Ayrshire Way Clyde North VIC 3978

Sold Price

\$685,000

Sold Date

06-Aug-21

4 2 2

Distance

0.63km



12 Karabair Street Clyde North VIC 3978

Sold Price

\$700,000

Sold Date

17-Jun-21

4 2 2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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Naval Aulakh

M 0401489262

E clientservices.naval@cranbourne.rh.com.au



**40 Carpathian Drive Clyde North
VIC 3978**

 4  2  2

Sold Price

\$665,000

Sold Date

22-Aug-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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