

## 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

25 ABACOT 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

\$1,030,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,500

Property type

Land

Suburb

Clyde North

Period-from

01 Nov 2023

to

31 Oct 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

25 BURLINA BOULEVARD CLYDE NORTH VIC 3978	\$1,131,100	01-Sep-24
62 BURLINA BOULEVARD CLYDE NORTH VIC 3978	\$1,150,000	23-Oct-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: 25 November 2024

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**25 BURLINA BOULEVARD CLYDE  
NORTH VIC 3978**

5 3 2

Sold Price

**\$1,131,100**

Sold Date

**01-Sep-24**

Distance

**1.8km****62 BURLINA BOULEVARD CLYDE  
NORTH VIC 3978**

5 3 2

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**23-Oct-24**

Distance

**1.64km**

RS = Recent sale

UN = Undisclosed Sale

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