

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 ESK 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2024

to

31 Dec 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

7 BROCKER STREET CLYDE NORTH VIC 3978	\$702,500	06-Aug-24
17 GOULBURN STREET CRANBOURNE EAST VIC 3977	\$722,000	22-Jul-24
34 GLENELG STREET CLYDE NORTH VIC 3978	\$708,000	01-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: 09 January 2025

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**7 BROCKER STREET CLYDE
NORTH VIC 3978**

4 2 2

Sold Price **\$702,500** Sold Date **06-Aug-24**

Distance **0.19km**



**17 GOULBURN STREET
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$722,000** Sold Date **22-Jul-24**

Distance **0.35km**



**34 GLENELG STREET CLYDE
NORTH VIC 3978**

4 2 2

Sold Price **\$708,000** Sold Date **01-Oct-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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