

## 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 LENSING STREET CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$689,999 & \$729,999

### Median sale price

Median price \$729,900 Property type House Suburb Clyde North

Period - From Mar 2023 to Mar 2023 Source RP Data – Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 8 HEKELA STREET CLYDE NORTH VIC 3978	\$740,000	19/06/23
2. 241 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978	\$733,000	07/06/23
3. 18 CORBETT STREET CLYDE NORTH VIC 3978	\$750,000	08/04/23

This Statement of Information was prepared on: 23/08/2023