

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

39 CARNMALLUM DRIVE 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

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2023

to

31 Aug 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

5 GOODWILL ROAD CLYDE NORTH VIC 3978	\$658,000	06-Aug-24
13 EXMOOR CRESCENT CLYDE NORTH VIC 3978	\$695,000	16-Jun-24
247 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978	\$662,000	26-Aug-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: 02 September 2024



5 GOODWILL ROAD CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$658,000** Sold Date **06-Aug-24**
 Distance **1.04km**
 4 beds 2 bathrooms 2 cars



13 EXMOOR CRESCENT CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$695,000** Sold Date **16-Jun-24**
 Distance **1.05km**
 4 beds 2 bathrooms 1 car



247 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$662,000** Sold Date **26-Aug-24**
 Distance **1.15km**
 4 beds 2 bathrooms 2 cars

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

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