

## 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

4 EVERARD AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,250

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2021

to

30 Nov 2022

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 GIDRAN WAY CLYDE NORTH VIC 3978	\$710,000	26-Sep-22
28 COMPTON WAY CLYDE NORTH VIC 3978	\$717,000	18-Oct-22
11 CARISBROOKE WAY CLYDE NORTH VIC 3978	\$740,000	17-Oct-22

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: 15 December 2022



OBrien Real Estate

Gerard McRae

P 03 9707 0556

M 0409 400 635

E gerard.mcrae@obrienrealestate.com.au



**5 GIDRAN WAY CLYDE NORTH VIC 3978**

Sold Price

**\$710,000**

Sold Date

**26-Sep-22**

4 2 2

Distance

**0.6km**



**28 COMPTON WAY CLYDE NORTH VIC 3978**

Sold Price

**\$717,000**

Sold Date

**18-Oct-22**

4 2 2

Distance

**0.3km**



**11 CARISBROOKE WAY CLYDE NORTH VIC 3978**

Sold Price

**\$740,000**

Sold Date

**17-Oct-22**

4 2 2

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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