

# 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

Lot 401 Nightfall Ave, Clyde North 3978

### Indicative selling price

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

Single price

\$\*415,000

### Median sale price

Median price

\$ 725,000

Property type

House

Suburb

Clyde North

Period - From

01/11/23

to

31/10/24

Source

Realestate.com.au

### 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 |
|--|------------|--------------|
| Lot 2611 Echo Street, Clyde North 3978 | \$ 426,000 | 28/10/24     |
| Lot 119 Cape Street, Clyde North 3978  | \$ 439,000 | 30/10/24     |
| Lot 341 Chance Way, Clyde North 3978   | \$ 415,000 | 21/11/24     |

This Statement of Information was prepared on: 28/11/24