

## 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

20 MAHAL DRIVE 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

\$719,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2023

to

30 Jun 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

9 BARRIER PARADE CLYDE NORTH VIC 3978	\$745,000	02-Feb-24
17 GILCAMBON WAY CLYDE NORTH VIC 3978	\$725,000	06-May-24
18 KHAN BOULEVARD CLYDE NORTH VIC 3978	\$748,000	06-Apr-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: 22 July 2024



**9 BARRIER PARADE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price **\$745,000** Sold Date **02-Feb-24**

Distance **1.1km**



**17 GILCAMBON WAY CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price **\$725,000** Sold Date **06-May-24**

Distance **1.15km**



**18 KHAN BOULEVARD CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price **\$748,000** Sold Date **06-Apr-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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