

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	47 Highbury Road, Clyde North, VIC 3978
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$709,000	&	\$779,000
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Median sale price

Median price	\$755,000	Property Type	House	Suburb	Clyde North (3978)
Period - From	01/02/2023	to	31/01/2024	Source	realestate.com.au

Comparable property sales

A 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
9 ORPINGTON DRIVE, CLYDE NORTH VIC 3978	\$750,000	19/01/2024
1 PANTHER CLOSE, CLYDE NORTH VIC 3978	\$730,000	17/01/2024
12 JANESEA DRIVE, CLYDE NORTH VIC 3978	\$770,000	15/11/2023

This Statement of Information was prepared on: 02/02/2024