

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

9 SEGUR ROAD 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Clyde North

Period-from

01 Sep 2022

to

31 Aug 2023

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

8 ODEON AVENUE CLYDE NORTH VIC 3978	\$655,000	29-Mar-23
19 ELMTREE CRESCENT CLYDE NORTH VIC 3978	\$660,000	13-Jul-23
8 DEXTER CRESCENT CLYDE NORTH VIC 3978	\$640,000	05-Apr-23

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 September 2023


**8 ODEON AVENUE CLYDE NORTH
VIC 3978**

Sold Price

\$655,000

Sold Date

29-Mar-23


3



2



2

Distance

0.48km

**19 ELMTREE CRESCENT CLYDE
NORTH VIC 3978**

Sold Price

\$660,000

Sold Date

13-Jul-23


3



2



2

Distance

2.05km

**8 DEXTER CRESCENT CLYDE
NORTH VIC 3978**

Sold Price

\$640,000

Sold Date

05-Apr-23


3



2



2

Distance

2.74km
RS = Recent sale

UN = Undisclosed Sale

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