

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

3 ARUBI AVENUE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,600

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 SANDYMOUNT DRIVE CLYDE NORTH VIC 3978	\$925,000	20-Nov-24
14 NOAH ROAD CLYDE NORTH VIC 3978	\$954,000	31-Aug-24
4 FAZELEY CLOSE CLYDE NORTH VIC 3978	\$925,000	22-Aug-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: 12 February 2025

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7 SANDYMOUNT DRIVE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$925,000

Sold Date **20-Nov-24**

Distance

0.85km



14 NOAH ROAD CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$954,000

Sold Date **31-Aug-24**

Distance

3.63km



4 FAZELEY CLOSE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$925,000

Sold Date **22-Aug-24**

Distance

3.67km

RS = Recent sale

UN = Undisclosed Sale

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