

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

4 UNDARA 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2023

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 285 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978 | \$790,000 | 29-Apr-24 |
| 8 SPIKE WAY CLYDE NORTH VIC 3978 | \$775,500 | 24-Feb-24 |
| 9 CAVERN BOULEVARD CLYDE NORTH VIC 3978 | \$765,000 | 02-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: 08 May 2024

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**285 ST GERMAIN BOULEVARD
CLYDE NORTH VIC 3978**

 4  2  2

Sold Price

^{RS} **\$790,000** Sold Date **29-Apr-24**

Distance **0.32km**



**8 SPIKE WAY CLYDE NORTH VIC
3978**

 4  2  2

Sold Price

\$775,500 Sold Date **24-Feb-24**

Distance **0.78km**



**9 CAVERN BOULEVARD CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price

\$765,000 Sold Date **02-Apr-24**

Distance **2.01km**

RS = Recent sale **UN** = Undisclosed Sale

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