

## 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

28 GRAZING WAY CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$849,000

&

\$899,000

### 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

4 LENSING STREET CLYDE NORTH VIC 3978	\$1,000,000	26-Sep-23
11 OCONNOR AVENUE CLYDE NORTH VIC 3978	\$920,000	24-Jul-23
25 GRAZING WAY CLYDE NORTH VIC 3978	\$900,000	13-Aug-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: 11 July 2024



## 4 LENSING STREET CLYDE NORTH VIC 3978

4 Beds 3 Baths 2 Car Spaces

Sold Price

**\$1,000,000**

Sold Date

**26-Sep-23**

Distance

**0.12km**



## 11 OCONNOR AVENUE CLYDE NORTH VIC 3978

4 Beds 2 Baths 2 Car Spaces

Sold Price

**\$920,000**

Sold Date

**24-Jul-23**

Distance

**0.18km**



## 25 GRAZING WAY CLYDE NORTH VIC 3978

4 Beds 2 Baths 2 Car Spaces

Sold Price

**\$900,000**

Sold Date

**13-Aug-23**

Distance

**0.04km**



## 14 LENSING STREET CLYDE NORTH VIC 3978

4 Beds 2 Baths 2 Car Spaces

Sold Price

**RS \$845,000**

Sold Date

**01-Jul-24**

Distance

**0.06km**



## 77 OCONNOR AVENUE CLYDE NORTH VIC 3978

4 Beds 2 Baths 2 Car Spaces

Sold Price

**\$850,000**

Sold Date

**12-Feb-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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