

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 13 Tesla Grange, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$595,000

&

\$649,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

Comparable property sales

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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 |
|-------------------------------------------|-----------|--------------|
| 32 BORTHWICK PARADE, CLYDE NORTH VIC 3978 | \$620,000 | 12/12/2024 |
| 3 SABOT STREET, CLYDE NORTH VIC 3978 | \$635,000 | 29/11/2024 |
| 38 PRECINCT WALK, CLYDE NORTH VIC 3978 | \$625,000 | 14/11/2024 |

This Statement of Information was prepared on: 23/01/2025