

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 BARRIER PARADE 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

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|---|-----------|-----------|
| 24 KEIGHERY DRIVE CLYDE NORTH VIC 3978 | \$745,000 | 17-Jul-23 |
| 201 HEATHER GROVE CLYDE NORTH VIC 3978 | \$740,000 | 11-Jul-23 |
| 59 CASTILLO AVENUE CLYDE NORTH VIC 3978 | \$745,000 | 20-Jul-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: 28 November 2023



**24 KEIGHERY DRIVE CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$745,000** Sold Date **17-Jul-23**

Distance **0.83km**



**201 HEATHER GROVE CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$740,000** Sold Date **11-Jul-23**

Distance **0.84km**



**59 CASTILLO AVENUE CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$745,000** Sold Date **20-Jul-23**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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