

# 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 Lot 477 Tuition Drive, Clyde North 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*359,000

### Median sale price

Median price \$ 725,000

Property type House

Suburb Clyde North

Period - From 01/08/23

to

31/07/24

Source Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

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
1 42 Sovereign Avenue, Clyde North 3978	\$ 357,000	23/4/24
2 88 Sovereign Avenue, Clyde North 3978	\$ 357,000	27/4/24
3 36 Pobblebonk Crescent, Clyde North 3978	\$ 340,000	8/5/24

This Statement of Information was prepared on: 16/8/24