

## 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

17 FLEMINGTON 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2022

to

31 Aug 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

8 WESTPHALIAN RISE CLYDE NORTH VIC 3978	\$680,000	30-Aug-23
3 CALABRESE CIRCUIT CLYDE NORTH VIC 3978	\$710,000	21-Jun-23
1 FREIBERGER GROVE CLYDE NORTH VIC 3978	\$730,000	26-Jun-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: 13 September 2023

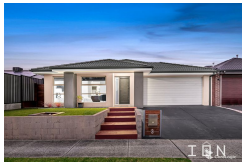


**8 WESTPHALIAN RISE CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price <sup>RS</sup> **\$680,000** Sold Date **30-Aug-23**

Distance **0.96km**



**3 CALABRESE CIRCUIT CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price **\$710,000** Sold Date **21-Jun-23**

Distance **1.22km**



**1 FREIBERGER GROVE CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **26-Jun-23**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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