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

Indicative selling price

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

Single Price	\$799,000	or range between	&	
Median sale price				
(*Delete house or unit as app	plicable)			

Median Price	\$720,600	Prop	erty type		House	Suburb	Clyde North
Period-from	01 Feb 2024	to	31 Jan 2	2025	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
7 DAPPLE CRESCENT CLYDE NORTH VIC 3978	\$785,000	04-Nov-24
4 AURA STREET CLYDE NORTH VIC 3978	\$780,000	18-Mar-24
23 PICNIC AVENUE CLYDE NORTH VIC 3978	\$795,000	06-Sep-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: 07 February 2025



consumer.vic.gov.au



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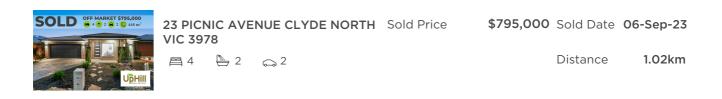
E leon.dpenha@connectestate.com.au



7 DAPPLE CRESCENT CLYDE NORTH VIC 3978		Sold Price	\$785,000	Sold Date	04-Nov-24	
昌 4	2	Ç⊒ 2			Distance	0.68km



4 AURA STREET CLYDE NORTH VIC 3978	Sold Price	\$780,000 Sold Date	18-Mar-24
🛱 4 🕒 2 🞧 2		Distance	0.79km



RS = Recent sale UN = Undisclosed Sale

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