

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

2 TARTAN DRIVE 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,600

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2024

to

31 Jan 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

**7 DAPPLE CRESCENT CLYDE NORTH VIC 3978**

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Sold Price **\$785,000** Sold Date **04-Nov-24**Distance **0.68km****4 AURA STREET CLYDE NORTH VIC 3978**

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Sold Price **\$780,000** Sold Date **18-Mar-24**Distance **0.79km****23 PICNIC AVENUE CLYDE NORTH VIC 3978**

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Sold Price **\$795,000** Sold Date **06-Sep-23**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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