

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 41 MERNOO AVENUE CLYDE NORTH VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$855,000 & \$915,000

Median sale price

Median price \$725,000 Property type House Suburb Clyde North

Period - From Aug 2023 to July 2023 Source RP Data – Core Logic

Comparable property sales

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. 1 COPABELLA CIRCUIT CLYDE NORTH VIC 3978	\$935,000	21-May-24
2. 5 FAZELEY CLOSE CLYDE NORTH VIC 3978	\$902,000	16-Jun-24
3. 28 MAPLESHADE AVENUE CLYDE NORTH VIC 3978	\$902,500	15-Jul-24

This Statement of Information was prepared on: 10/09/2024