

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

27 ABACOT STREET 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Land

Suburb

Clyde North

Period-from

01 Sep 2023

to

31 Aug 2024

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

LOT 2414 METTLE STREET CLYDE NORTH VIC 3978	\$495,000	12-Apr-24
61 TARANAKI CIRCUIT CLYDE NORTH VIC 3978	\$503,000	24-May-24
LOT 2336 SOJOUN STREET CLYDE NORTH VIC 3978	\$495,000	25-Mar-24

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: 17 September 2024



**LOT 2414 METTLE STREET CLYDE
NORTH VIC 3978**

5 3 2

Sold Price

\$495,000

Sold Date

12-Apr-24

Distance

1.22km



**61 TARANAKI CIRCUIT CLYDE
NORTH VIC 3978**

- - -

Sold Price

\$503,000

Sold Date

24-May-24

Distance

1.72km



**LOT 2336 SOJOUN STREET CLYDE
NORTH VIC 3978**

5 2 2

Sold Price

\$495,000

Sold Date

25-Mar-24

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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