

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

1 AVENATOR CIRCUIT 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

or range
between

\$669,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,500

Property type

Land

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

13 CLELLAND WAY CLYDE NORTH VIC 3978	\$708,000	08-Oct-24
86 BURLINA BOULEVARD CLYDE NORTH VIC 3978	\$679,900	14-Nov-24
2 CORDILLER STREET CLYDE NORTH VIC 3978	\$710,000	15-Oct-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: 05 February 2025



13 CLELLAND WAY CLYDE NORTH VIC 3978

4 3 2

Sold Price

\$708,000

Sold Date

08-Oct-24

Distance

0.2km



86 BURLINA BOULEVARD CLYDE NORTH VIC 3978

3 - -

Sold Price

\$679,900

Sold Date

14-Nov-24

Distance

1.48km



2 CORDILLER STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$710,000

Sold Date

15-Oct-24

Distance

1.72km



29 WALHALLOW DRIVE CLYDE NORTH VIC 3978

3 2 2

Sold Price

\$655,000

Sold Date

15-Aug-24

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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