

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

23 MELAAN WAY 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

\$739,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2023

to

30 Jun 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

73 FRANKLAND STREET CLYDE NORTH VIC 3978	\$771,000	29-Jun-24
48 PLYMOUTH BOULEVARD CLYDE NORTH VIC 3978	\$743,000	04-Jun-24
18 KHAN BOULEVARD CLYDE NORTH VIC 3978	\$748,000	06-Apr-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: 31 July 2024


**73 FRANKLAND STREET CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

RS

\$771,000

Sold Date

29-Jun-24

Distance

0.9km

**48 PLYMOUTH BOULEVARD
CLYDE NORTH VIC 3978**
 4  2  2

Sold Price

RS

\$743,000

Sold Date

04-Jun-24

Distance

0.72km

**18 KHAN BOULEVARD CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

\$748,000

Sold Date

06-Apr-24

Distance

0.6km

**10 CATFISH STREET CLYDE NORTH
VIC 3978**
 4  2  2

Sold Price

\$783,500

Sold Date

24-Apr-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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