

## 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

108 NEWGRANGE BOULEVARD CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2024

to

31 Mar 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

9 KENANA STREET CLYDE NORTH VIC 3978	\$867,000	09-Oct-24
19 DOLOMITE BOULEVARD CLYDE NORTH VIC 3978	\$860,000	19-Mar-25
6 CASTILLO AVENUE CLYDE NORTH VIC 3978	\$880,000	12-Feb-25

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: 02 April 2025



## 9 KENANA STREET CLYDE NORTH VIC 3978

Sold Price

**\$867,000**

Sold Date

**09-Oct-24**



4



2



2

Distance

**1.84km**



## 19 DOLOMITE BOULEVARD CLYDE NORTH VIC 3978

Sold Price

<sup>RS</sup>

**\$860,000**

Sold Date

**19-Mar-25**



5



3



2

Distance

**0.22km**



## 6 CASTILLO AVENUE CLYDE NORTH VIC 3978

Sold Price

**\$880,000**

Sold Date

**12-Feb-25**



4



2



2

Distance

**1.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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