

## 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

17 BARCELONA AVENUE 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

\$720,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 20 CASTILLO AVENUE CLYDE NORTH VIC 3978 | \$727,000 | 11-Feb-23 |
| 9 CARISBROOKE WAY CLYDE NORTH VIC 3978  | \$740,000 | 27-Jan-23 |
| 4 EVERARD AVENUE CLYDE NORTH VIC 3978   | \$732,000 | 21-Dec-22 |

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: 22 February 2023

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**20 CASTILLO AVENUE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup>

**\$727,000**

Sold Date

**11-Feb-23**

Distance

**0.21km**



**9 CARISBROOKE WAY CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup>

**\$740,000**

Sold Date

**27-Jan-23**

Distance

**0.65km**



**4 EVERARD AVENUE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$732,000**

Sold Date

**21-Dec-22**

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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