

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

9 SALAMANCA DRIVE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2024

to

31 Dec 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

8 BUCKSKIN DRIVE CLYDE NORTH VIC 3978	\$1,250,000	06-Oct-24
12 MALMESBURY ROAD CRANBOURNE NORTH VIC 3977	\$1,300,000	25-Jul-24
20 IPPUDO WAY CLYDE NORTH VIC 3978	\$1,300,000	27-Oct-24

OR

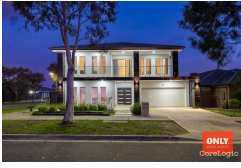
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 January 2025

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**8 BUCKSKIN DRIVE CLYDE NORTH
VIC 3978**

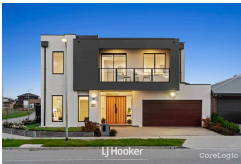
7 4 2

Sold Price

\$1,250,000Sold Date **06-Oct-24**Distance **1.21km****12 MALMESBURY ROAD
CRANBOURNE NORTH VIC 3977**

5 3 2

Sold Price

\$1,300,000Sold Date **25-Jul-24**Distance **2.8km****20 IPPUDO WAY CLYDE NORTH
VIC 3978**

4 3 2

Sold Price

Sold Date **27-Oct-24**Distance **3.47km**

RS = Recent sale

UN = Undisclosed Sale

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