

## 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

8 PALACIO TERRACE CLYDE NORTH VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 15 PALACIO TERRACE CLYDE NORTH VIC 3978    | \$655,000 | 11-Dec-21 |
| 183 HEATHER GROVE CLYDE NORTH VIC 3978     | \$637,000 | 15-Dec-21 |
| 13 GREAT BANJO STREET CLYDE NORTH VIC 3978 | \$612,500 | 03-Feb-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.~~

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### 15 PALACIO TERRACE CLYDE NORTH VIC 3978

 3  2  2

Sold Price **\$655,000** Sold Date **11-Dec-21**

Distance **0.09km**



### 183 HEATHER GROVE CLYDE NORTH VIC 3978

 3  2  2

Sold Price **\$637,000** Sold Date **15-Dec-21**

Distance **0.34km**



### 13 GREAT BANJO STREET CLYDE NORTH VIC 3978

 3  2  2

Sold Price <sup>RS</sup> **\$612,500** Sold Date **03-Feb-22**

Distance **0.58km**

**RS** = Recent sale **UN** = Undisclosed Sale

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