

## 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

14 MERRIN CIRCUIT 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2021

to

31 Mar 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

2 MAPLESHADE AVENUE CLYDE NORTH VIC 3978	\$820,000	12-Jan-22
6 HOLLINGROVE AVENUE CLYDE NORTH VIC 3978	\$845,000	26-Mar-22
2 MERRIN CIRCUIT CLYDE NORTH VIC 3978	\$862,000	28-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.~~

This Statement of Information was prepared on: 20 April 2022



**2 MAPLESHADE AVENUE CLYDE  
NORTH VIC 3978**

 3  2  2

Sold Price **\$820,000** Sold Date **12-Jan-22**

Distance **0.22km**



**6 HOLLINGROVE AVENUE CLYDE  
NORTH VIC 3978**

 4  2  2

Sold Price <sup>RS</sup> **\$845,000** <sup>UN</sup> Sold Date **26-Mar-22**

Distance **0.89km**



**2 MERRIN CIRCUIT CLYDE NORTH  
VIC 3978**

 4  2  2

Sold Price <sup>RS</sup> **\$862,000** Sold Date **28-Feb-22**

Distance **0.1km**

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

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