

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and postcode 23 Yandra Street, 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)

Price Range

\$556,000

&

\$576,000

### Median sale price

Median price

\$640,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/07/2020

to

30/06/2021

Source

Pricefinder

### Comparable property sales

**A**

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|----------------------------------------|-----------|--------------|
| 16 SERENE WAY, CLYDE NORTH VIC 3978    | \$575,000 | 07/03/2021   |
| 21 HEKELA STREET, CLYDE NORTH VIC 3978 | \$570,000 | 24/04/2021   |
| 48 STATUE AVENUE, CLYDE NORTH VIC 3978 | \$553,500 | 01/07/2021   |

This Statement of Information was prepared on: 02/08/2021