

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

27 ABACOT STREET 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

\$480,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,600

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2024

to

28 Feb 2025

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

49 NEWBOLT PARADE CLYDE NORTH VIC 3978	\$415,000	23-Oct-24
28 BUTTERFLY DRIVE CLYDE NORTH VIC 3978	\$503,000	22-Nov-24
LOT 2610 BROADWAY STREET BERWICK VIC 3806	\$529,000	21-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: 03 March 2025

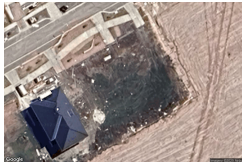


**49 NEWBOLT PARADE CLYDE
NORTH VIC 3978**

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Sold Price **\$415,000** Sold Date **23-Oct-24**

Distance **2.39km**



**28 BUTTERFLY DRIVE CLYDE
NORTH VIC 3978**

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Sold Price **\$503,000** Sold Date **22-Nov-24**

Distance **2.28km**



**LOT 2610 BROADWAY STREET
BERWICK VIC 3806**

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Sold Price **\$529,000** Sold Date **21-Oct-24**

Distance **4.22km**

RS = Recent sale

UN = Undisclosed Sale

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