

## 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

123 THOROUGHbred DRIVE 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

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2024

to

31 Jan 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

70 BURLINA BOULEVARD CLYDE NORTH VIC 3978	\$689,900	24-Oct-24
13 CLELLAND WAY CLYDE NORTH VIC 3978	\$708,000	08-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 February 2025

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**70 BURLINA BOULEVARD CLYDE NORTH VIC 3978**

Sold Price

**\$689,900**

Sold Date

**24-Oct-24**

 4  3  2

Distance

**1.89km**



**13 CLELLAND WAY CLYDE NORTH VIC 3978**

Sold Price

**\$708,000**

Sold Date

**08-Oct-24**

 4  3  2

Distance

**2.65km**

RS = Recent sale

UN = Undisclosed Sale

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