

## 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

38 BENOIT 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

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,300

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2023

to

30 Sep 2024

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

LOT 4652 BROMELIAD STREET CLYDE NORTH VIC 3978	\$462,000	07-Aug-24
LOT 4602 CHIMAY CRESCENT CLYDE NORTH VIC 3978	\$440,000	21-Jun-24
17 SUNBURNT CIRCUIT CLYDE NORTH VIC 3978	\$450,000	03-Jul-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: 21 October 2024



**LOT 4652 BROMELIAD STREET  
CLYDE NORTH VIC 3978**

- -

Sold Price **\$462,000** Sold Date **07-Aug-24**

Distance **0.38km**



**LOT 4602 CHIMAY CRESCENT  
CLYDE NORTH VIC 3978**

- -

Sold Price **\$440,000** Sold Date **21-Jun-24**

Distance **0.19km**



**17 SUNBURNT CIRCUIT CLYDE  
NORTH VIC 3978**

- -

Sold Price **\$450,000** Sold Date **03-Jul-24**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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