

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 FENWAY BOULEVARD CLYDE NORTH VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$790,000

&

\$860,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

CLYDE NORTH

Period - From

October 2023

to

September 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

4 TROJAN CRESCENT CLYDE NORTH VIC 3978

\$815,000

22/08/2024

37 PATRIOT BOULEVARD CLYDE NORTH VIC 3978

\$886,000

02/12/2023

9 TROJAN CRESCENT CLYDE NORTH VIC 3978

\$825,000

30/11/2023

This Statement of Information was prepared on: 30/10/2024