

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

33 BARLEY CRESCENT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 TARTAN DRIVE CLYDE NORTH VIC 3978	\$715,600	11-Dec-23
11 TARTAN DRIVE CLYDE NORTH VIC 3978	\$712,500	29-Dec-23
15 GILLINGHAM CRESCENT CLYDE NORTH VIC 3978	\$703,250	18-Dec-23

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: 17 January 2024


**7 TARTAN DRIVE CLYDE NORTH
VIC 3978**

 4
  2
  1

Sold Price

^{RS}
\$715,600

Sold Date

11-Dec-23

Distance

1km

**11 TARTAN DRIVE CLYDE NORTH
VIC 3978**

 4
  2
  1

Sold Price

^{RS}
\$712,500

Sold Date

29-Dec-23

Distance

1.02km

**15 GILLINGHAM CRESCENT CLYDE
NORTH VIC 3978**

 4
  2
  1

Sold Price

^{RS}
\$703,250

Sold Date

18-Dec-23

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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