

## 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

12 PAMIR 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

or range  
between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Clyde North

Period-from

01 Sep 2023

to

31 Aug 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

17 FOOTE WAY CLYDE VIC 3978	\$620,000	13-Feb-24
184 CARNIVAL BOULEVARD BERWICK VIC 3806	\$662,000	28-Oct-23
23 HEARTHSTONE CIRCUIT CLYDE NORTH VIC 3978	\$660,000	20-Aug-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: 23 September 2024



**17 FOOTE WAY CLYDE VIC 3978**

Sold Price

**\$620,000**

Sold Date

**13-Feb-24**

3 2 2

Distance

**2.73km**



**184 CARNIVAL BOULEVARD  
BERWICK VIC 3806**

Sold Price

**\$662,000**

Sold Date

**28-Oct-23**

3 2 2

Distance

**3.55km**



**23 HEARTHSTONE CIRCUIT CLYDE  
NORTH VIC 3978**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**20-Aug-24**

4 2 2

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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