

## 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

60 STATURE AVENUE 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

\$570,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

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

94 PICNIC AVENUE CLYDE NORTH VIC 3978	600000	26-Nov-24
82 PICNIC AVENUE CLYDE NORTH VIC 3978	590000	31-Oct-24
56 STATURE AVENUE CLYDE NORTH VIC 3978	575000	26-Sep-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.~~

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**94 PICNIC AVENUE CLYDE NORTH VIC 3978** Sold Price **600000** Sold Date **26-Nov-24**

3 2 2

Distance **0.38km**



**82 PICNIC AVENUE CLYDE NORTH VIC 3978** Sold Price **590000** Sold Date **31-Oct-24**

3 2 2

Distance **0.41km**



**56 STATURE AVENUE CLYDE NORTH VIC 3978** Sold Price **575000** Sold Date **26-Sep-24**

3 2 1

Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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