

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

2 TARTAN DRIVE 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

\$799,000

&

\$829,000

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

4 TROJAN CRESCENT CLYDE NORTH VIC 3978	\$815,000	22-Aug-24
28 FENWAY BOULEVARD CLYDE NORTH VIC 3978	\$820,000	29-Apr-24
12 STONELEIGH ROAD CRANBOURNE NORTH VIC 3977	\$825,000	09-Nov-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: 07 October 2024



**4 TROJAN CRESCENT CLYDE
NORTH VIC 3978**

4 2 2

Sold Price ^{RS} **\$815,000** ^{UN} Sold Date **22-Aug-24**

Distance **0.5km**



**28 FENWAY BOULEVARD CLYDE
NORTH VIC 3978**

4 2 2

Sold Price **\$820,000** Sold Date **29-Apr-24**

Distance **0.91km**



**12 STONELEIGH ROAD
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$825,000** Sold Date **09-Nov-23**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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