

# Harcourts Rowville

## 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: 26 Carisbrooke Way Clyde North VIC 3978

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price range \$590,000 to \$630,000

#### Median sale price

Median Price: \$729,000

Property Type: House


Suburb: Clyde North VIC 3978

Period From: October 2024 to December 2024

Source: REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 TRAINERS WAY CLYDE NORTH VIC 3978	\$620,000	14/02/2025
	6 COB TERRACE CLYDE NORTH VIC 3978	\$595,000	23/01/2025
	20 PAMPLONA WAY CLYDE NORTH VIC 3978	\$617,000	20/01/2025

This Statement of Information was prepared on: **13<sup>th</sup> March 2025**