

## 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

76 SALTCOATS ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2023

to

29 Feb 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

18 GENERATION DRIVE CLYDE NORTH VIC 3978	\$543,000	18-Dec-23
9 BABCOCK STREET CLYDE NORTH VIC 3978	\$543,000	28-Oct-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: 27 March 2024



**18 GENERATION DRIVE CLYDE  
NORTH VIC 3978**

 5  3  2

Sold Price

**\$543,000**

Sold Date

**18-Dec-23**

Distance

**0.7km**



**9 BABCOCK STREET CLYDE  
NORTH VIC 3978**

 -  -  -

Sold Price

Sold Date

**28-Oct-23**

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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