

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

108 CEDUNA ROAD 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

\$665,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,900

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2023

to

31 Oct 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

31 GALLANT DRIVE CLYDE NORTH VIC 3978	\$699,000	13-Sep-24
20 RATHBERRY CIRCUIT CLYDE NORTH VIC 3978	\$688,000	31-Aug-24
26 ARAVALLI CRESCENT CLYDE NORTH VIC 3978	\$710,000	19-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: 28 November 2024

AREASPECIALIST

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31 GALLANT DRIVE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$699,000

Sold Date

13-Sep-24

Distance

0.36km



20 RATHBERRY CIRCUIT CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$688,000

Sold Date

31-Aug-24

Distance

0.71km



26 ARAVALLI CRESCENT CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$710,000

Sold Date

19-Aug-24

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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