

## 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

138 ST GERMAIN BOULEVARD 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

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,750

Property type

Unit

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 146 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978 | \$525,000 | 07-May-24 |
| 29A ODEON AVENUE CLYDE NORTH VIC 3978         | \$590,000 | 25-May-23 |
| 11 HIBIYA WAY CLYDE NORTH VIC 3978            | \$510,000 | 27-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.~~

This Statement of Information was prepared on: 15 October 2024

# AREASPECIALIST

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**146 ST GERMAIN BOULEVARD  
CLYDE NORTH VIC 3978**

 2  2  -

Sold Price

**\$525,000**

Sold Date **07-May-24**

Distance

**0.02km**



**29A ODEON AVENUE CLYDE  
NORTH VIC 3978**

 3  2  2

Sold Price

**\$590,000**

Sold Date **25-May-23**

Distance

**0.05km**



**11 HIBIYA WAY CLYDE NORTH VIC  
3978**

 2  2  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date **27-Sep-24**

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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