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

28 GRAZIERS CRESCENT 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 rang betwee | | \$710,000 | & | \$780,000 | | | |
|---|-------------|------|-------------------|-----|-----------|--------|-------------|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | | |
| Median Price | \$720,000 | Prop | erty type | | House | Suburb | Clyde North | | | |
| Period-from | 01 Feb 2024 | to | 31 Jan 2 | 025 | 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 | |
|---|-----------|--------------|--|
| 42 MACUMBA DRIVE CLYDE NORTH VIC 3978 | \$770,000 | 16-Nov-24 | |
| 75 GRAZIERS CRESCENT CLYDE NORTH VIC 3978 | \$792,000 | 01-Nov-24 | |
| 7 DAPPLE CRESCENT CLYDE NORTH VIC 3978 | \$785,000 | 04-Nov-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: 04 February 2025



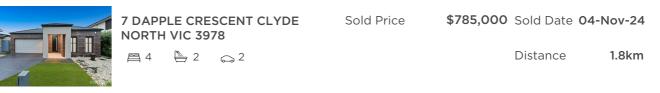
consumer.vic.gov.au

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| | 42 MACUMBA DRIVE CLYDE NORTH VIC 3978 ☐ 4 ⓑ 2 ⇔ 2 | Sold Price | ^{RS} \$770,000 | Sold Date Distance | 16-Nov-24 0.72km |
|--------------|---|------------|-------------------------|-----------------------|---------------------|
| C Diverse | 75 GRAZIERS CRESCENT CLYDE NORTH VIC 3978 ☐ 4 ⓑ 2 ⇔ 2 | Sold Price | \$792,000 | Sold Date Distance | 01-Nov-24 0.17km |



RS = Recent sale UN = Undisclosed Sale

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