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



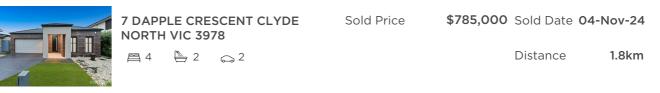
consumer.vic.gov.au

- Terri Fellows P 0410 029 953
- M 0400 573 483

E info@fellowsrealestate.com.au



	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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