

## 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

1 COPABELLA CIRCUIT 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

\$870,000

&

\$957,000

### 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

5 JULIET WAY BERWICK VIC 3806	\$940,000	17-Feb-24
26 MANOORA AVENUE CLYDE NORTH VIC 3978	\$890,000	23-Feb-24
36 GLENROSE BOULEVARD CLYDE NORTH VIC 3978	\$940,000	30-Nov-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.~~

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**5 JULIET WAY BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$940,000** Sold Date **17-Feb-24**  
4 2 2 Distance **1.64km**



**26 MANOORA AVENUE CLYDE NORTH VIC 3978** Sold Price <sup>RS</sup> **\$890,000** Sold Date **23-Feb-24**  
4 2 2 Distance **1.49km**



**36 GLENROSE BOULEVARD CLYDE NORTH VIC 3978** Sold Price **\$940,000** Sold Date **30-Nov-23**  
4 2 2 Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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