

# 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 Lot 9 Yardi Way, Clyde North 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$390,000

### Median sale price

Median price \$722,500 Property type House Suburb Clyde North

Period - From April 23 to March 2024 Source Realestate.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| Lot 34 Westheath Way, Clyde North 3978    | \$372,000 | 12/2/24      |
| Lot 2229 Heart Loop, Clyde North 3978     | \$400,000 | 12/2/24      |
| Lot 810, 20 Goanna Road, Clyde North 3978 | \$355,000 | 7/3/24       |

This Statement of Information was prepared on: 19/04/24