

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

49 VIELO CIRCUIT 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 range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,600

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2023

to

31 Mar 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

11 YARALLA CIRCUIT CLYDE VIC 3978	685000	31-Jan-24
9 BARRIER PARADE CLYDE NORTH VIC 3978	745000	02-Feb-24
13 BAZADAISE DRIVE CLYDE NORTH VIC 3978	690000	22-Apr-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.~~

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11 YARALLA CIRCUIT CLYDE VIC 3978

Sold Price

685000

Sold Date

31-Jan-24

4 2 2

Distance

1.87km



9 BARRIER PARADE CLYDE NORTH VIC 3978

Sold Price

745000

Sold Date

02-Feb-24

4 2 2

Distance

1.17km



13 BAZADAISE DRIVE CLYDE NORTH VIC 3978

Sold Price

^{RS}**690000**

Sold Date

22-Apr-24

4 2 1

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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