

# 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

38 Benoit 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)

Range between \$475,000

&

\$500,000

### Median sale price

Median price \$409,450

Property Type Vacant land

Suburb Clyde North

Period - From 22/12/2022

to

21/12/2023

Source REIV

### 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 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
1	6 Alambadi Cirt CLYDE NORTH 3978	\$498,000	30/07/2023
2	9 Scholtz Dr CLYDE NORTH 3978	\$497,000	16/10/2023
3	20 Berrenda St CLYDE NORTH 3978	\$489,000	22/08/2023

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 six months.~~

This Statement of Information was prepared on:

22/12/2023 09:39

Nima Goharpey  
03 9842 8000  
0425 727 441

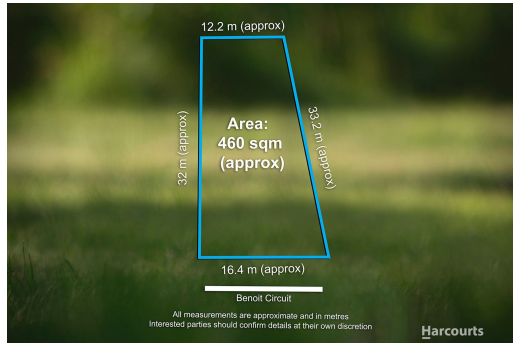
nima.goharpey@harcourts.com.au

**Indicative Selling Price**

\$475,000 - \$500,000

**Median Land Price**

22/12/2022 - 21/12/2023: \$409,450



**Property Type:** Land

**Land Size:** 460 sqm approx

**Agent Comments**

## Comparable Properties

6 Alambadi Cirt CLYDE NORTH 3978 (VG)

**Agent Comments**



**Price:** \$498,000

**Method:** Sale

**Date:** 30/07/2023

**Property Type:** Land

**Land Size:** 447 sqm approx

9 Scholtz Dr CLYDE NORTH 3978 (VG)

**Agent Comments**



**Price:** \$497,000

**Method:** Sale

**Date:** 16/10/2023

**Property Type:** Land

**Land Size:** 448 sqm approx



20 Berrenda St CLYDE NORTH 3978 (VG)

**Agent Comments**



**Price:** \$489,000

**Method:** Sale

**Date:** 22/08/2023

**Property Type:** Land

**Land Size:** 448 sqm approx

**Account** - Harcourts Manningham | P: 03 9842 8000