

## 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

4 KARABAIR STREET 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

\$769,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2023

to

30 Jun 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

9 BLACKFOREST WAY CLYDE NORTH VIC 3978	\$775,000	21-Mar-24
10 DREAM AVENUE CLYDE NORTH VIC 3978	\$780,000	13-Jun-24
48 MOXHAM DRIVE CLYDE NORTH VIC 3978	\$842,000	09-May-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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**9 BLACKFOREST WAY CLYDE NORTH VIC 3978**

Sold Price **\$775,000** Sold Date **21-Mar-24**

4 2 2

Distance **0.12km**



**10 DREAM AVENUE CLYDE NORTH VIC 3978**

Sold Price <sup>RS</sup> **\$780,000** Sold Date **13-Jun-24**

4 2 2

Distance **0.37km**



**48 MOXHAM DRIVE CLYDE NORTH VIC 3978**

Sold Price **\$842,000** Sold Date **09-May-24**

4 2 2

Distance **0.79km**

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

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