

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

15 SHEARJOY LOOP 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

\$1,049,000

&

\$1,123,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,950

Property type

House

Suburb

Clyde North

Period-from

01 Jun 2024

to

31 May 2025

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

| | | |
|---|-------------|-----------|
| 28 CAVERN BOULEVARD CLYDE NORTH VIC 3978 | \$1,050,000 | 19-Jan-25 |
| 7 FRESCO PLACE CLYDE NORTH VIC 3978 | - | 17-Apr-25 |
| 35 RATHBERRY CIRCUIT CLYDE NORTH VIC 3978 | \$1,070,000 | 13-Feb-25 |

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.~~

This Statement of Information was prepared on: 30 June 2025



28 CAVERN BOULEVARD CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$1,050,000

Sold Date

19-Jan-25

Distance

0km



7 FRESCO PLACE CLYDE NORTH VIC 3978

4 2 2

Sold Price

RS - UN

Sold Date

17-Apr-25

Distance

1.52km



35 RATHBERRY CIRCUIT CLYDE NORTH VIC 3978

5 2 2

Sold Price

\$1,070,000

Sold Date

13-Feb-25

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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