

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

16 CABO 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Land

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

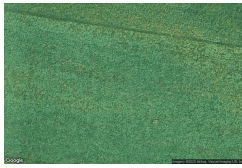
Date of sale

LOT 2414 METTLE STREET CLYDE NORTH VIC 3978	\$438,000	07-Apr-25
46 NEWBOLT PARADE CLYDE NORTH VIC 3978	\$435,000	24-Sep-24
13 AMAZON AVENUE CLYDE VIC 3978	\$398,000	20-Sep-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.~~

This Statement of Information was prepared on: 19 June 2025


**LOT 2414 METTLE STREET CLYDE
NORTH VIC 3978**
 5  3  2

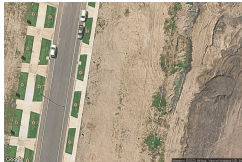
Sold Price

\$438,000

Sold Date

07-Apr-25

Distance

1.41km

**46 NEWBOLT PARADE CLYDE
NORTH VIC 3978**
 4  2  -

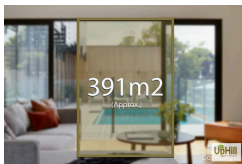
Sold Price

\$435,000

Sold Date

24-Sep-24

Distance

1.76km

**13 AMAZON AVENUE CLYDE VIC
3978**
 -  -  -

Sold Price

\$398,000

Sold Date

20-Sep-24

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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