

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

2 HUT ROAD 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

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

21 NOAH ROAD CLYDE NORTH VIC 3978	\$716,500	17-Jan-25
108 CEDUNA ROAD CLYDE NORTH VIC 3978	\$700,000	31-Jan-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: 03 June 2025

Susan Tse

M 0448101746

E stse@barryplant.com.au



21 NOAH ROAD CLYDE NORTH VIC 3978

Sold Price

\$716,500

Sold Date

17-Jan-25



Distance

0.66km



108 CEDUNA ROAD CLYDE NORTH VIC 3978

Sold Price

\$700,000

Sold Date

31-Jan-25



Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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