

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 TRAIPE COURT 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

\$1,180,000

&

\$1,270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2024

to

30 Apr 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

6 ROCKBANK ROAD CLYDE NORTH VIC 3978	\$1,800,000	12-Apr-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: 07 May 2025

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**6 ROCKBANK ROAD CLYDE
NORTH VIC 3978**

5 5 2

Sold Price ^{RS} **\$1,800,000** Sold Date **12-Apr-25**

Distance **3.03km**

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

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