



STATEMENT OF INFORMATION

22 DAMICE STREET, CLYDE NORTH, VIC 3978

PREPARED BY ISHAN PATEL, FINNING FIRST NATIONAL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 DAMICE STREET, CLYDE NORTH, VIC

4 bedrooms, 2 bathrooms, 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$749,950**

Provided by: Ishan Patel, Finning First National

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$750,000

01 September 2025 to 30 November 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



263 ST GERMAIN BVD, CLYDE NORTH, VIC

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$745,000

Sale Date: 31/08/2025

Distance from Property: 167m **A**



12 LUXEMBOURG AVE, CLYDE NORTH, VIC

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$742,000

Sale Date: 19/08/2025

Distance from Property: 265m **B**



17 LENSING ST, CLYDE NORTH, VIC 3978

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$745,000

Sale Date: 08/08/2025

Distance from Property: 605m **C**

This report has been compiled on 18/12/2025 by Finning First National. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **22 DAMICE STREET, CLYDE NORTH, VIC 3978**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: **\$749,950**

Median sale price

Median price: **\$750,000** Property type: **House** Suburb: **CLYDE NORTH**
Period: **01 September 2025 to 30 November 2025** Source: **pricfinder**

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
263 ST GERMAIN BVD, CLYDE NORTH, VIC 3978	\$745,000	31/08/2025
12 LUXEMBOURG AVE, CLYDE NORTH, VIC 3978	\$742,000	19/08/2025
17 LENSING ST, CLYDE NORTH, VIC 3978	\$745,000	08/08/2025

This Statement of Information was prepared on: **18/12/2025**