

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

3 MERNOO AVENUE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,600

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2024

to

28 Feb 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

42 MACUMBA DRIVE CLYDE NORTH VIC 3978

\$770,000

11-Nov-24

18 VESNA AVENUE CLYDE NORTH VIC 3978

\$718,000

29-Oct-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.

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**42 MACUMBA DRIVE CLYDE
NORTH VIC 3978**

4 2 2

Sold Price **\$770,000** Sold Date **11-Nov-24**

Distance **0.2km**



**18 VESNA AVENUE CLYDE NORTH
VIC 3978**

4 2 2

Sold Price **\$718,000** Sold Date **29-Oct-24**

Distance **0.36km**

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

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