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	38 Benoit Circuit, Clyde North Vic 3978
Including suburb and	
postcode	

Indicative selling price

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

Range between \$445,000	&	\$465,000
-------------------------	---	-----------

Median sale price

Median price	\$414,000	Pro	perty Type	Vacant lan	d	Suburb	Clyde North
Period - From	21/05/2024	to	20/05/2025		Source	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	8 Comradeship Ct CLYDE NORTH 3978	\$450,000	07/04/2025
2	33 Wild Goose Way CLYDE NORTH 3978	\$465,000	12/02/2025
3	14 Acadia Rd CLYDE NORTH 3978	\$456,000	03/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/05/2025 13:25





Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$445,000 - \$465,000 Median Land Price 21/05/2024 - 20/05/2025: \$414,000





Agent Comments

Comparable Properties



8 Comradeship Ct CLYDE NORTH 3978 (VG)

--

—

Price: \$450,000 Method: Sale Date: 07/04/2025 Property Type: Land

Land Size: 448 sqm approx

Agent Comments

33 Wild Goose Way CLYDE NORTH 3978 (VG)



_





₽ -

Price: \$465,000 Method: Sale Date: 12/02/2025

Property Type: Land Land Size: 399 sqm approx Agent Comments

14 Acadia Rd CLYDE NORTH 3978 (VG)



•



 \triangle

Price: \$456,000 Method: Sale Date: 03/02/2025 Property Type: Land Land Size: 464 sqm approx Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.