

## 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

47 MOROAK CRESCENT CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$781,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

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

9 KERSHOPE VIEW CLYDE NORTH VIC 3978	\$799,999	15-Mar-25
25 MOORGATE ROAD CLYDE NORTH VIC 3978	\$786,000	16-Mar-25
26 BLACKHAZEL CRESCENT CLYDE NORTH VIC 3978	\$820,000	22-Nov-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.~~

This Statement of Information was prepared on: 01 May 2025


**9 KERSHOPE VIEW CLYDE NORTH  
VIC 3978**
 4  2  2

Sold Price

**\$799,999**

Sold Date

**15-Mar-25**

Distance

**0.26km**

**25 MOORGATE ROAD CLYDE  
NORTH VIC 3978**
 4  2  2

Sold Price

<sup>RS</sup> **\$786,000**

Sold Date

**16-Mar-25**

Distance

**0.83km**

**26 BLACKHAZEL CRESCENT  
CLYDE NORTH VIC 3978**
 4  2  2

Sold Price

**\$820,000**

Sold Date

**22-Nov-24**

Distance

**0.36km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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