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<br>Including suburb and postcode | 57 COMO PARADE 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 | $749,000 | & | $809,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $737,500 | Property type | House | Suburb | Clyde North |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 8 BARLEY CRESCENT CLYDE NORTH VIC 3978 | $800,000 | 06-Jan-26 |
| 81 MACUMBA DRIVE CLYDE NORTH VIC 3978 | $790,000 | 29-Aug-25 |
| 42 BELCAM CIRCUIT CLYDE NORTH VIC 3978 | $805,000 | 07-Jan-26 |

**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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**8 BARLEY CRESCENT CLYDE NORTH VIC 3978**

4 2 2

Sold Price RS $800,000 Sold Date 06-Jan-26

Distance 0.17km

**81 MACUMBA DRIVE CLYDE NORTH VIC 3978**

4 2 2

Sold Price $790,000 Sold Date 29-Aug-25

Distance 0.45km

**42 BELCAM CIRCUIT CLYDE NORTH VIC 3978**

4 2 2

Sold Price RS $805,000 Sold Date 07-Jan-26

Distance 0.46km

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

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