

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 6 Janessa Drive, Clyde North, VIC 3978

Indicative selling price

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

Price Range \$1,099,000 & \$1,199,000

Median sale price

Median price \$720,000 Property Type House Suburb Clyde North (3978)

Period - From 01/04/2024 to 31/03/2025 Source Realestate.com.au

Comparable property sales

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	Price	Date of sale
9 NELSE STREET, CRANBOURNE NORTH VIC 3977	\$1,140,000	30/03/2025
272 ALISMA BOULEVARD, CRANBOURNE NORTH VIC 3977	\$1,120,500	13/12/2024
13 SPINDLE STREET, CLYDE NORTH VIC 3978	\$1,160,000	09/02/2025

This Statement of Information was prepared on: 16/04/2025