

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

8 DIVERSITY ROAD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

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

71 BURNBANK PARADE CLYDE NORTH VIC 3978

\$730,000

12-Nov-24

6 FAVERO STREET CLYDE NORTH VIC 3978

\$732,500

11-Dec-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: 18 March 2025



71 BURNBANK PARADE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$730,000

Sold Date

12-Nov-24

Distance

0.25km



6 FAVERO STREET CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$732,500

Sold Date

11-Dec-24

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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