

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

7 TALMALMO LANE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,375

Property type

Unit

Suburb

Clyde North

Period-from

01 Jul 2022

to

30 Jun 2023

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

33 CREEKSIDE STREET CLYDE VIC 3978	\$600,000	24-Mar-23
4 NUNKERI COURT CLYDE NORTH VIC 3978	\$573,000	19-Jan-23

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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33 CREEKSIDE STREET CLYDE VIC 3978

Sold Price

\$600,000

Sold Date

24-Mar-23

3

2

2

Distance

0.84km



4 NUNKERI COURT CLYDE NORTH VIC 3978

Sold Price

\$573,000

Sold Date

19-Jan-23

3

2

2

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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