

## 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

12 NOCTURNE AVENUE CLYDE 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Clyde

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 6 FROME ROAD CLYDE VIC 3978      | \$652,000 | 13-Apr-23 |
| 12 PALERMO STREET CLYDE VIC 3978 | \$675,000 | 01-May-23 |
| 6 TOSCANA ROAD CLYDE VIC 3978    | \$690,000 | 22-Jun-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.

This Statement of Information was prepared on: 17 July 2023



**6 FROME ROAD CLYDE VIC 3978**

Sold Price

**\$652,000**

Sold Date

**13-Apr-23**

 4  2  2

Distance

**1.41km**



**12 PALERMO STREET CLYDE VIC 3978**

Sold Price

**\$675,000**

Sold Date

**01-May-23**

 4  2  2

Distance

**0.65km**



**6 TOSCANA ROAD CLYDE VIC 3978**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**22-Jun-23**

 4  2  2

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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