

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 COMFREY PLACE 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Land

Suburb

Clyde North

Period-from

01 Nov 2022

to

31 Oct 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

7 CLELLAND WAY CLYDE NORTH VIC 3978	\$375,000	23-Aug-23
28 CABO CIRCUIT CLYDE NORTH VIC 3978	\$389,900	11-May-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: 06 November 2023


**7 CLELLAND WAY CLYDE NORTH
VIC 3978**

Sold Price

\$375,000

Sold Date

23-Aug-23


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Distance

1.42km

**28 CABO CIRCUIT CLYDE NORTH
VIC 3978**

Sold Price

\$389,900

Sold Date

11-May-23


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Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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