

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

9 MURPHY STREET 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2023

to

29 Feb 2024

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 DOLOMITE BOULEVARD CLYDE NORTH VIC 3978

\$1,230,000

01-Oct-23

25 FITZWILLIAM CIRCUIT CLYDE NORTH VIC 3978

\$1,160,000

29-Feb-24

12 FEATHERTAIL AVENUE CLYDE NORTH VIC 3978

\$1,240,000

18-Oct-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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6 DOLOMITE BOULEVARD CLYDE NORTH VIC 3978

6 3 2

Sold Price

\$1,230,000

Sold Date

01-Oct-23

Distance

1.84km



25 FITZWILLIAM CIRCUIT CLYDE NORTH VIC 3978

5 4 2

Sold Price

^{RS} **\$1,160,000**

Sold Date

29-Feb-24

Distance

1.03km



12 FEATHERTAIL AVENUE CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$1,240,000

Sold Date

18-Oct-23

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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