

## 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

2 FLEUVE RISE CLYDE NORTH 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2023

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 18 NASO PLACE CLYDE NORTH VIC 3978      | \$610,000 | 06-May-24 |
| 25 VENTASSO STREET CLYDE NORTH VIC 3978 | \$650,000 | 30-Mar-24 |
| 8 PALACIO TERRACE CLYDE NORTH VIC 3978  | \$645,000 | 24-Feb-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: 31 July 2024

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E [samantha.styles@obrienrealestate.com.au](mailto:samantha.styles@obrienrealestate.com.au)**18 NASO PLACE CLYDE NORTH VIC 3978** 3  2  2**Sold Price \$610,000 Sold Date 06-May-24**Distance **0.25km****25 VENTASSO STREET CLYDE NORTH VIC 3978** 3  2  2

Sold Price

**\$650,000 Sold Date 30-Mar-24**Distance **0.38km****8 PALACIO TERRACE CLYDE NORTH VIC 3978** 3  2  2

Sold Price

**\$645,000 Sold Date 24-Feb-24**Distance **1.12km****RS** = Recent sale**UN** = Undisclosed Sale

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