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 GRAZING WAY 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,600	Property type	House	Suburb	Clyde North
Period-from	01 Feb 2024	to	31 Jan 2025	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
24 GRAZING WAY CLYDE NORTH VIC 3978	$835,000	03-Oct-24
8 BAXTER STREET CLYDE NORTH VIC 3978	$825,000	18-Aug-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.

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24 GRAZING WAY CLYDE NORTH VIC 3978

1 2 2

Sold Price **$835,000** Sold Date **03-Oct-24**

Distance **0.12km**



8 BAXTER STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price **$825,000** Sold Date **18-Aug-24**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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