

## 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 DEYROLLE WALK 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2024

to

28 Feb 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 128 ST GERMAIN BOULEVARD CLYDE NORTH VIC 3978 | \$515,000 | 05-Mar-25 |
| 11 DAVLAND STREET CLYDE NORTH VIC 3978        | \$520,000 | 19-Aug-24 |
| 13 VERA CLOSE CLYDE NORTH VIC 3978            | \$495,000 | 07-Oct-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: 24 March 2025

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**128 ST GERMAIN BOULEVARD  
CLYDE NORTH VIC 3978**

 2  2  1

Sold Price

<sup>RS</sup> **\$515,000**

Sold Date **05-Mar-25**

Distance **0.13km**



**11 DAVLAND STREET CLYDE  
NORTH VIC 3978**

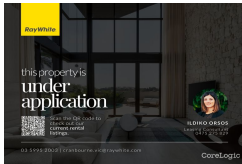
 2  2  1

Sold Price

**\$520,000**

Sold Date **19-Aug-24**

Distance **0.18km**



**13 VERA CLOSE CLYDE NORTH VIC 3978**

 2  1  1

Sold Price

**\$495,000**

Sold Date **07-Oct-24**

Distance **2.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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