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	10 GRAZIERS CRESCENT 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	$975,000	&	$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Clyde North
Period-from	01 Sep 2023	to	31 Aug 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
52 SCENERY DRIVE CLYDE NORTH VIC 3978	$1,031,000	29-Jan-24
76 BARLEY CRESCENT CLYDE NORTH VIC 3978	$970,000	05-Jul-24
14 DAPPLE CRESCENT CLYDE NORTH VIC 3978	$1,000,000	09-Jun-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: 04 September 2024

OBrien Real Estate

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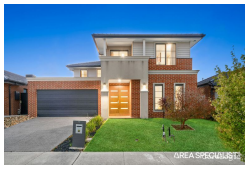


52 SCENERY DRIVE CLYDE NORTH VIC 3978

6 4 2

Sold Price **$1,031,000** Sold Date **29-Jan-24**

Distance **1.89km**



76 BARLEY CRESCENT CLYDE NORTH VIC 3978

5 3 2

Sold Price RS **$970,000** Sold Date **05-Jul-24**

Distance **0.4km**



14 DAPPLE CRESCENT CLYDE NORTH VIC 3978

5 3 2

Sold Price RS **$1,000,000** Sold Date **09-Jun-24**

Distance **1.65km**

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

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