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<br>Including suburb and postcode | 50 GREENSLATE 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 | $900,000 | & | $990,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | House | Suburb | Clyde North |
| Period-from | 01 Dec 2023 | to | 30 Nov 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 |
|---|---|---|
| 24 MARIJA CRESCENT BERWICK VIC 3806 | $917,000 | 29-Aug-24 |
| 89 KARAWARRA CIRCUIT CRANBOURNE NORTH VIC 3977 | $955,000 | 10-Jul-24 |
| 65 HIGHBURY ROAD CLYDE NORTH VIC 3978 | $940,000 | 20-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.~~

This Statement of Information was prepared on: 18 December 2024

OBrien Real Estate

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**24 MARIJA CRESCENT BERWICK VIC 3806**

4 2 2

Sold Price **$917,000** Sold Date **29-Aug-24**

Distance **0.75km**



**89 KARAWARRA CIRCUIT CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **$955,000** Sold Date **10-Jul-24**

Distance **0.97km**



**65 HIGHBURY ROAD CLYDE NORTH VIC 3978**

4 2 2

Sold Price **$940,000** Sold Date **20-Aug-24**

Distance **1.08km**

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

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