Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36 Bernardins Street Clyde North, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$780,000 & $840,000

Median sale price

Median price	$718,000	Property Type	HOUSE	Suburb	CLYDE NORTH
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	25 Grazing Way, Clyde North	$900,000	04-Sep-2023
2	21 Villa Doria Drive, Clyde North	$869,900	15-Sep-2023
3	4 Shimar Street, Clyde North	$855,000	15-Dec-2023

This statement of information was prepared on 08-Apr-2024 at 11:28:53 AM EST