


# STATEMENT OF INFORMATION

59 SHEARJOY LOOP, CLYDE NORTH, VIC 3978

PREPARED BY DEEPAK VERMA , HARCOURTS CRANBOURNE, PHONE: 0403725910

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

| | | |
|---|---|---|
| Garage | - | 36.5 m² |
| Porch | - | 4.2 m² |
| Alfresco | - | 10.3 m² |
| Total | - | 238.9 m² |

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# STATEMENT OF INFORMATION

**Section 47AF of the Estate Agents Act 1980**




## 59 SHEARJOY LOOP, CLYDE NORTH, VIC

4 2 2

**Indicative Selling Price**

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

**Single Price:** **$799,999**

Provided by: Deepak Verma , Harcourts Cranbourne

# MEDIAN SALE PRICE




## CLYDE NORTH, VIC, 3978

**Suburb Median Sale Price (House)**

**$750,000**

01 April 2025 to 31 March 2026

Provided by: pricefinder

# COMPARABLE PROPERTIES

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 six months.



## 11 CHOIR ST, CLYDE NORTH, VIC 3978

4 2 2

**Sale Price**

**$808,000**

Sale Date: 07/02/2026

Distance from Property: 587m

**This report has been compiled on 08/05/2026 by Harcourts Cranbourne. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au**

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Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the E*state Agents Act 1980***

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 59 SHEARJOY LOOP, CLYDE NORTH, VIC 3978 |

## Indicative selling price

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

| | |
|---|---|
| Single Price: | $799,999 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $750,000 | Property type | House | Suburb | CLYDE NORTH |
| Period | 01 April 2025 to 31 March 2026 | Source | pricefinder | | |

## Comparable property sales

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 six months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 11 CHOIR ST, CLYDE NORTH, VIC 3978 | $808,000 | 07/02/2026 |

This Statement of Information was prepared on: 08/05/2026