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 | 15 BONNINGTON BOULEVARD 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 | $869,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $718,000 | Property type | House | Suburb | Clyde North |
| Period-from | 01 Apr 2024 | to | 31 Mar 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 |
|---|---|---|
| 1 CHEVAL PLACE CLYDE NORTH VIC 3978 | $870,000 | 20-Jan-25 |
| 5 OBSERVATORY STREET CLYDE NORTH VIC 3978 | $875,000 | 17-Oct-24 |
| 2 RIVERBANK CLOSE CLYDE NORTH VIC 3978 | $875,000 | 30-Nov-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: 10 April 2025

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**1 CHEVAL PLACE CLYDE NORTH VIC 3978**

4 2 2

Sold Price **$870,000** Sold Date **20-Jan-25**

Distance **1.41km**



**5 OBSERVATORY STREET CLYDE NORTH VIC 3978**

4 2 2

Sold Price **$875,000** Sold Date **17-Oct-24**

Distance **1.58km**



**2 RIVERBANK CLOSE CLYDE NORTH VIC 3978**

4 2 2

Sold Price Sold Date **30-Nov-24**

Distance **0.62km**

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

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