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	24 Anvil Way Clyde North, 3978

Indicative selling price

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

Range between	$730,000 & $780,000

Median sale price

Median price	$710,000	Property Type	HOUSE	Suburb	CLYDE NORTH
Period - From	01-Oct-2022	to	30-Sep-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	11 SIKES ROAD, CLYDE NORTH	$805,000	01-Jul-2023
2	94 BARLEY CRESCENT, CLYDE NORTH	$800,000	04-Sep-2023
3	19 MERNOO AVENUE, CLYDE NORTH	$830,500	07-Oct-2023

This statement of information was prepared on 09-Jan-2024 at 7:24:01 PM EST