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 Including suburb and postcode	38 Benoit Circuit, Clyde North Vic 3978

Indicative selling price

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

Range between $445,000 & $465,000

Median sale price

Median price $414,000 Property Type Vacant land Suburb Clyde North

Period - From 21/05/2024 to 20/05/2025 Source Property Data

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 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	8 Comradeship Ct CLYDE NORTH 3978	$450,000	07/04/2025
2	33 Wild Goose Way CLYDE NORTH 3978	$465,000	12/02/2025
3	14 Acadia Rd CLYDE NORTH 3978	$456,000	03/02/2025

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 six months.~~

This Statement of Information was prepared on: 21/05/2025 13:25

38 Benoit Circuit, Clyde North Vic 3978

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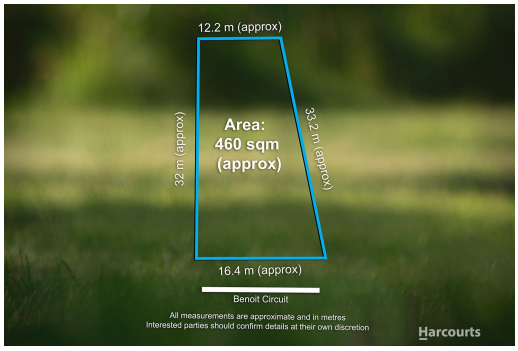

Property Type: Land
Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price
$445,000 - $465,000
Median Land Price
21/05/2024 - 20/05/2025: $414,000

Comparable Properties



8 Comradeship Ct CLYDE NORTH 3978 (VG)

- - -

Price: $450,000
Method: Sale
Date: 07/04/2025
Property Type: Land
Land Size: 448 sqm approx

Agent Comments

33 Wild Goose Way CLYDE NORTH 3978 (VG)

- - -

Price: $465,000
Method: Sale
Date: 12/02/2025
Property Type: Land
Land Size: 399 sqm approx

Agent Comments

14 Acadia Rd CLYDE NORTH 3978 (VG)

- - -

Price: $456,000
Method: Sale
Date: 03/02/2025
Property Type: Land
Land Size: 464 sqm approx

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000

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