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	3 MERNOO AVENUE 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~~		or range between	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,600	Property type	House	Suburb	Clyde North
Period-from	01 Mar 2024	to	28 Feb 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
42 MACUMBA DRIVE CLYDE NORTH VIC 3978	$770,000	11-Nov-24
18 VESNA AVENUE CLYDE NORTH VIC 3978	$718,000	29-Oct-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.

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Damien St Louis
P 0432999314
M 0432999314
E damien.stlouis@obrienrealestate.com.au



42 MACUMBA DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price **$770,000** Sold Date **11-Nov-24**

Distance **0.2km**



18 VESNA AVENUE CLYDE NORTH VIC 3978

4 2 2

Sold Price **$718,000** Sold Date **29-Oct-24**

Distance **0.36km**

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

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