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	1 CARLYLE CRESCENT 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	$735,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Clyde North
Period-from	01 Jul 2023	to	30 Jun 2024	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
73 FRANKLAND STREET CLYDE NORTH VIC 3978	$771,000	29-Jun-24
10 CATFISH STREET CLYDE NORTH VIC 3978	$783,500	24-Apr-24
66 BROCKER STREET CLYDE NORTH VIC 3978	$800,000	18-May-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: 20 July 2024

OBrien Real Estate
Daniel Gallagher
P 5995 0500
M 0437 744 104
E daniel.gallagher@obrienrealestate.com.au



73 FRANKLAND STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price RS $771,000 Sold Date 29-Jun-24

Distance 0.67km

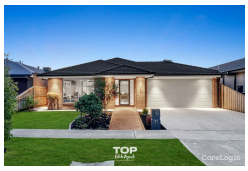


10 CATFISH STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price $783,500 Sold Date 24-Apr-24

Distance 0.76km



66 BROCKER STREET CLYDE NORTH VIC 3978

3 2 2

Sold Price $800,000 Sold Date 18-May-24

Distance 0.89km

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

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