

## 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

23 CHAMPION STREET CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$768,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2023

to

30 Apr 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

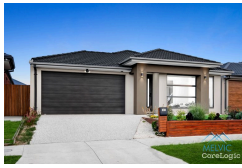
Date of sale

9 GLOW WAY CLYDE NORTH VIC 3978	\$762,000	15-Jan-24
137 MANTON ROAD CLYDE NORTH VIC 3978	\$705,000	13-Feb-24
7 EXMOOR CRESCENT CLYDE NORTH VIC 3978	\$700,100	17-Jan-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: 11 May 2024



## 9 GLOW WAY CLYDE NORTH VIC 3978

Sold Price

**\$762,000**

Sold Date

**15-Jan-24**

4 2 2

Distance

**0.62km**



## 137 MANTON ROAD CLYDE NORTH VIC 3978

Sold Price

RS

**\$705,000**

Sold Date

**13-Feb-24**

4 2 2

Distance

**0.73km**



## 7 EXMOOR CRESCENT CLYDE NORTH VIC 3978

Sold Price

**\$700,100**

Sold Date

**17-Jan-24**

4 2 1

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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