

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

4 LACE MONITOR CIRCUIT 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

\$950,000

&

\$999,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

22 THOROUGHbred DRIVE CLYDE NORTH VIC 3978	\$970,000	18-Feb-25
32 VERDANT DRIVE CLYDE NORTH VIC 3978	\$960,500	08-Apr-25

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: 18 August 2025

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**22 THOROUGHbred DRIVE CLYDE NORTH VIC 3978**

Sold Price

\$970,000

Sold Date

18-Feb-25

4



2



2

Distance

1.12km**32 VERDANT DRIVE CLYDE NORTH VIC 3978**

Sold Price

\$960,500

Sold Date

08-Apr-25

4



2



2

Distance

1.44km**RS** = Recent sale**UN** = Undisclosed Sale

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