

## 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

20 BOBOLI AVENUE 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

\$669,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2022

to

31 Oct 2023

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

10 LUXEMBOURG AVENUE CLYDE NORTH VIC 3978	\$678,000	11-Jun-23
13 CHITWAN STREET CLYDE NORTH VIC 3978	\$685,000	21-Aug-23

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: 24 November 2023

**10 LUXEMBOURG AVENUE CLYDE  
NORTH VIC 3978**4  2  2 

Sold Price

**\$678,000**

Sold Date

**11-Jun-23**

Distance

**0.39km****13 CHITWAN STREET CLYDE  
NORTH VIC 3978**4  2  2 

Sold Price

**\$685,000**

Sold Date

**21-Aug-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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