

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

17 Cardex Road, Clyde North, Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$590,000 & \$640,000

Median sale price

Median price \$725,000 Property type *House* Suburb Clyde North

Period - From 01/06/2024 to 31/05/2025 Source  PropTrack

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 six 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
11 Orleana Way, Clyde North, VIC 3978	\$635,000	18/02/2025
50 Stature Avenue, Clyde North, VIC 3978	\$607,000	12/03/2025
5 Orbit Street, Clyde North, VIC 3978	\$620,000	11/06/2025

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 six months.~~

This Statement of Information was prepared on: 18/06/2025