

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

3 HOUDAN WAY 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2024

to

30 Jun 2025

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

| | | |
|---|-----------|-----------|
| 54 APPENZELLER DRIVE CLYDE NORTH VIC 3978 | \$730,000 | 06-Feb-25 |
| 17 SHOVELER STREET CLYDE NORTH VIC 3978 | \$745,000 | 05-Feb-25 |
| 12 BROCKER STREET CLYDE NORTH VIC 3978 | \$723,000 | 22-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.~~

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**54 APPENZELLER DRIVE CLYDE
NORTH VIC 3978**

 3  2  2

Sold Price **\$730,000** Sold Date **06-Feb-25**

Distance **0.53km**



**17 SHOVELER STREET CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$745,000** Sold Date **05-Feb-25**

Distance **0.77km**



**12 BROCKER STREET CLYDE
NORTH VIC 3978**

 4  2  2

Sold Price **\$723,000** Sold Date **22-Apr-25**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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