

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

159 HEATHER GROVE 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

\$790,000

&

\$820,000

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

30 COMPTON WAY CLYDE NORTH VIC 3978	\$801,500	18-May-25
28 CARLYLE CRESCENT CLYDE NORTH VIC 3978	\$795,000	30-Jun-25
4 KARABAIR STREET CLYDE NORTH VIC 3978	\$813,000	16-Jun-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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OBrien Real Estate

Fabian Villella

P 87940500

M 0419384683

E fabian.villella@obrienrealestate.com.au



30 COMPTON WAY CLYDE NORTH VIC 3978

Sold Price

\$801,500

Sold Date

18-May-25



4



2



2

Distance

0.31km



28 CARLYLE CRESCENT CLYDE NORTH VIC 3978

Sold Price

^{RS}**\$795,000**

Sold Date

30-Jun-25



4



2



2

Distance

0.69km



4 KARABAIR STREET CLYDE NORTH VIC 3978

Sold Price

^{RS}**\$813,000**

Sold Date

16-Jun-25



4



2



2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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