

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

76 ELMTREE CRESCENT 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

\$799,000

&

\$850,000

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

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

4 BARLEY CRESCENT CLYDE NORTH VIC 3978	\$790,888	08-May-25
9 UNION STREET CLYDE NORTH VIC 3978	\$900,000	18-Mar-25
259 HONOUR AVENUE CLYDE NORTH VIC 3978	\$1,025,000	08-Mar-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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**4 BARLEY CRESCENT CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

\$790,888

Sold Date **08-May-25**

Distance

0.2km



**9 UNION STREET CLYDE NORTH
VIC 3978**

4 2 2

Sold Price

\$900,000

Sold Date **18-Mar-25**

Distance

0.29km



**259 HONOUR AVENUE CLYDE
NORTH VIC 3978**

4 3 2

Sold Price

\$1,025,000

Sold Date **08-Mar-25**

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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