

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

6 TARHEEL STREET 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

\$1,250,000

&

\$1,350,000

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

6 JANESEA DRIVE CLYDE NORTH VIC 3978	\$1,270,000	06-Jun-25
60 LONGSHORE DRIVE CLYDE NORTH VIC 3978	\$1,290,000	30-May-25
10 SCENERY DRIVE CLYDE NORTH VIC 3978	\$1,320,000	27-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.~~

This Statement of Information was prepared on: 19 July 2025



6 JANESSA DRIVE CLYDE NORTH VIC 3978

4 4 2

Sold Price ^{RS} \$1,270,000 Sold Date 06-Jun-25

Distance 0.23km



60 LONGSHORE DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price ^{RS} \$1,290,000 Sold Date 30-May-25

Distance 1.05km



10 SCENERY DRIVE CLYDE NORTH VIC 3978

4 2 4

Sold Price ^{RS} \$1,320,000 Sold Date 27-Jun-25

Distance 1.46km

RS = Recent sale

UN = Undisclosed Sale

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