

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

4 ROMNEY 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,600

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2023

to

31 Mar 2024

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

3 MILKA AVENUE CLYDE NORTH VIC 3978	\$775,000	28-Mar-24
3 CHORLEY LANE CLYDE NORTH VIC 3978	\$800,000	22-Feb-24
4 AURA STREET CLYDE NORTH VIC 3978	\$780,000	18-Mar-24

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: 30 April 2024



**3 MILKA AVENUE CLYDE NORTH
VIC 3978**

4 2 2

Sold Price

^{RS} **\$775,000**

Sold Date **28-Mar-24**

Distance **0.17km**



**3 CHORLEY LANE CLYDE NORTH
VIC 3978**

4 2 4

Sold Price

\$800,000

Sold Date **22-Feb-24**

Distance **0.21km**



**4 AURA STREET CLYDE NORTH
VIC 3978**

4 2 2

Sold Price

^{RS} **\$780,000**

Sold Date **18-Mar-24**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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