

# 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 21 Blacksmith Way, Clyde North, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$770,000

&

\$845,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/09/2023

to

31/08/2024

Source

PropTrack

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
36 ELLAROO CIRCUIT, CLYDE NORTH VIC 3978	\$805,000	30/07/2024
75 POSITANO CIRCUIT, BERWICK VIC 3806	\$840,000	19/04/2024
8 ATRIUM STREET, CLYDE NORTH VIC 3978	\$805,000	14/06/2024

This Statement of Information was prepared on: 05/09/2024