

## 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

30 HYDROGEN CIRCUIT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$849,000

&

\$929,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2023

to

30 Nov 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

7 GLORY STREET CLYDE NORTH VIC 3978	\$845,000	05-Aug-24
47 BERNARDINS STREET CLYDE NORTH VIC 3978	\$935,000	29-Apr-24
12 SHIMAR STREET CLYDE NORTH VIC 3978	\$913,000	29-Jul-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: 09 December 2024



**7 GLORY STREET CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price **\$845,000** Sold Date **05-Aug-24**

Distance **2.58km**



**47 BERNARDINS STREET CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price **\$935,000** Sold Date **29-Apr-24**

Distance **2.85km**



**12 SHIMAR STREET CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price **\$913,000** Sold Date **29-Jul-24**

Distance **2.25km**

RS = Recent sale      UN = Undisclosed Sale

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