

## 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

12 CORBETT STREET 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

\$750,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2023

to

31 Aug 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 BURNBANK PARADE CLYDE NORTH VIC 3978	\$791,000	05-May-24
12 BOBOLI AVENUE CLYDE NORTH VIC 3978	\$785,000	31-Jul-24
29 CAVERN BOULEVARD CLYDE NORTH VIC 3978	\$769,900	13-Jun-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: 10 September 2024

# AREASPECIALIST

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**7 BURNBANK PARADE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$791,000**

Sold Date **05-May-24**

Distance **0.46km**



**12 BOBOLI AVENUE CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$785,000**

Sold Date **31-Jul-24**

Distance **0.66km**



**29 CAVERN BOULEVARD CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$769,900**

Sold Date **13-Jun-24**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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