

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

8 WALSDORF 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,500

Property type

Land

Suburb

Clyde North

Period-from

01 Feb 2023

to

31 Jan 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

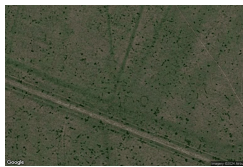
Date of sale

4 BURNBANK PARADE CLYDE NORTH VIC 3978	\$497,000	14-Nov-23
7 BABCOCK STREET CLYDE NORTH VIC 3978	\$497,000	28-Oct-23
21 MUTURU STREET CLYDE NORTH VIC 3978	\$489,000	09-Sep-23

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: 05 February 2024


**4 BURNBANK PARADE CLYDE
NORTH VIC 3978**
 -  -  -

Sold Price

\$497,000

Sold Date **14-Nov-23**

Distance **0.68km**

**7 BABCOCK STREET CLYDE
NORTH VIC 3978**
 -  -  -

Sold Price

Sold Date **28-Oct-23**

Distance **0.71km**

**21 MUTURU STREET CLYDE NORTH
VIC 3978**
 -  -  -

Sold Price

\$489,000

Sold Date **09-Sep-23**

Distance **1.52km**
RS = Recent sale

UN = Undisclosed Sale

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