

## 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

100 PICNIC AVENUE 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$729,900

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2022

to

30 Jun 2023

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 HEARTHSTONE CIRCUIT CLYDE NORTH VIC 3978	\$640,000	21-Mar-23
8 DEXTER CRESCENT CLYDE NORTH VIC 3978	\$640,000	05-Apr-23
8 ODEON AVENUE CLYDE NORTH VIC 3978	\$655,000	29-Mar-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: 03 July 2023



**7 HEARTHSTONE CIRCUIT CLYDE NORTH VIC 3978**

 3  2  2

Sold Price

**\$640,000**

Sold Date

**21-Mar-23**

Distance

**1.02km**



**8 DEXTER CRESCENT CLYDE NORTH VIC 3978**

 3  2  2

Sold Price

Sold Date

**05-Apr-23**

Distance

**1.09km**



**8 ODEON AVENUE CLYDE NORTH VIC 3978**

 3  2  2

Sold Price

**\$655,000**

Sold Date

**29-Mar-23**

Distance

**1.76km**

RS = Recent sale

UN = Undisclosed Sale

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