

## 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

10 KOPICO STREET CLYDE 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	\$770,000	&	\$830,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$696,000	Property type	House	Suburb	Clyde
Period-from	01 Mar 2024	to	28 Feb 2025	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
8 ZAMBEZI STREET CLYDE VIC 3978	\$815,000	18-Feb-25
15 BELLAVITA AVENUE CLYDE VIC 3978	\$865,000	31-Oct-24
4 MARBERSPRING ROAD CLYDE VIC 3978	\$822,500	24-Sep-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: 17 March 2025

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**8 ZAMBEZI STREET CLYDE VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$815,000** Sold Date **18-Feb-25**

Distance **0.15km**



**15 BELLAVITA AVENUE CLYDE VIC 3978**

4 2 2

Sold Price

**\$865,000** Sold Date **31-Oct-24**

Distance **0.73km**



**4 MARBERSPRING ROAD CLYDE VIC 3978**

4 2 2

Sold Price

**\$822,500** Sold Date **24-Sep-24**

Distance **2.09km**

**RS** = Recent sale **UN** = Undisclosed Sale

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