

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### 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.~~

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**8 ZAMBEZI STREET CLYDE VIC 3978**

Sold Price

RS

**\$815,000**

Sold Date

**18-Feb-25**

4 2 2

Distance

**0.15km**



**15 BELLAVITA AVENUE CLYDE VIC 3978**

Sold Price

**\$865,000**

Sold Date

**31-Oct-24**

4 2 2

Distance

**0.73km**



**4 MARBERSPRING ROAD CLYDE VIC 3978**

Sold Price

**\$822,500**

Sold Date

**24-Sep-24**

4 2 2

Distance

**2.09km**

RS = Recent sale

UN = Undisclosed Sale

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