

## 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

32 SPEARGRASS CLOSE CLYDE NORTH 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2023

to

31 Jul 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 AURA STREET CLYDE NORTH VIC 3978	\$780,000	18-Mar-24
11 Highbury Road Clyde North VIC 3978	\$711,000	21-Feb-24
12 SPARTAN AVENUE CLYDE NORTH VIC 3978	\$750,000	27-Apr-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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**4 AURA STREET CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price

**\$780,000**

Sold Date

**18-Mar-24**

Distance

**0.91km**



**11 HIGHBURY ROAD CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price

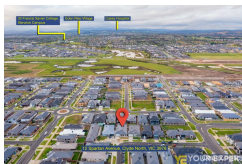
**\$711,000**

Sold Date

**21-Feb-24**

Distance

**0.93km**



**12 SPARTAN AVENUE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$750,000**

Sold Date

**27-Apr-24**

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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