

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14 Pobblebonk Crescent Clyde North, 3978
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$670,000
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Median sale price

Median price	\$710,000	Property Type	HOUSE	Suburb	CLYDE NORTH
Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	21 GROWLING GRASS DRIVE CLYDE NORTH VIC 3978	\$696,000	09-May-2023
2	80 POBBLEBONK CRESCENT CLYDE NORTH VIC 3978	\$700,000	10-Jan-2024
3	14 CLAMOROSO DRIVE CLYDE NORTH VIC 3978	\$656,000	18-Jan-2024

This statement of information was prepared on 13-Feb-2024 at 11:08:00 AM EST