

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

39 Paragon Drive, Clyde North Vic 3978

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$735,000 Property Type House Suburb Clyde North

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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	43 Bernardins St CLYDE NORTH 3978	\$835,000	02/12/2024
2	65 Swindale Way CLYDE NORTH 3978	\$855,000	11/11/2024
3	36 Vielo Cirt CLYDE NORTH 3978	\$853,500	23/09/2024

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 six months.~~

This Statement of Information was prepared on:

23/12/2024 14:07



Property Type: House

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



43 Bernardins St CLYDE NORTH 3978 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 02/12/2024

Property Type: House



65 Swindale Way CLYDE NORTH 3978 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 11/11/2024

Property Type: House

Land Size: 548 sqm approx



36 Vielo Cirt CLYDE NORTH 3978 (REI/VG)

Agent Comments



Price: \$853,500

Method: Private Sale

Date: 23/09/2024

Property Type: House

Land Size: 448 sqm approx