

-GR8 **EST8** **A G E N T S**

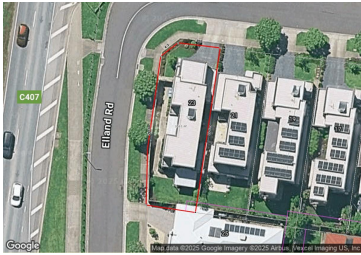
STATEMENT OF INFORMATION

23 ELLAND ROAD, CLYDE NORTH, VIC 3978

PREPARED BY GR8 EST8 AGENTS, EMAIL: LIRON@GR8EST8AGENTS.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 ELLAND ROAD, CLYDE NORTH, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$720,000 to \$760,000

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$730,000

01 July 2024 to 30 June 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



18 DALZIELL CRES, CRANBOURNE NORTH, VIC

4 2 1

Sale Price

\$651,143

Sale Date: 03/11/2024

Distance from Property: 163m



33 DESTINY DR, CRANBOURNE NORTH, VIC

4 2 2

Sale Price

\$710,011

Sale Date: 24/04/2025

Distance from Property: 287m



14 DESTINY DR, CRANBOURNE NORTH, VIC

4 2 2

Sale Price

\$725,000

Sale Date: 17/03/2025

Distance from Property: 328m



This report has been compiled on 01/09/2025 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 ELLAND ROAD, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

\$720,000 to \$760,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

CLYDE NORTH

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 DALZIELL CRES, CRANBOURNE NORTH, VIC 3977	\$651,143	03/11/2024
33 DESTINY DR, CRANBOURNE NORTH, VIC 3977	\$710,011	24/04/2025
14 DESTINY DR, CRANBOURNE NORTH, VIC 3977	\$725,000	17/03/2025

This Statement of Information was prepared on: 01/09/2025