

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

1 DANUBE ROAD CLYDE VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,250

Property type

House

Suburb

Clyde

Period-from

01 May 2023

to

30 Apr 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 SINCERE WAY CLYDE VIC 3978	\$740,000	24-Apr-24
28 SICILY ROAD CLYDE VIC 3978	\$745,000	23-Feb-24
13 CARNATION STREET CLYDE VIC 3978	\$765,000	26-Mar-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 SINCERE WAY CLYDE VIC 3978 Sold Price ^{RS} **\$740,000** Sold Date **24-Apr-24**
Distance **0.65km**

 5  2  2



28 SICILY ROAD CLYDE VIC 3978 Sold Price **\$745,000** Sold Date **23-Feb-24**
Distance **1.29km**

 4  2  2



13 CARNATION STREET CLYDE VIC 3978 Sold Price ^{RS} **\$765,000** Sold Date **26-Mar-24**
Distance **1km**

 4  2  2

RS = Recent sale **UN** = Undisclosed Sale

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