

## 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

17 CANN STREET CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$363,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

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

23 CANN STREET CLYDE VIC 3978	\$330,000	25-Mar-24
4 MIMOSA GRANGE CLYDE VIC 3978	\$340,000	11-Jan-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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**23 CANN STREET CLYDE VIC 3978** Sold Price **\$330,000** Sold Date **25-Mar-24**

 4  2  -

Distance **0.03km**



**4 MIMOSA GRANGE CLYDE VIC 3978** Sold Price **\$340,000** Sold Date **11-Jan-24**

 3  2  1

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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