

# 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 29 Selino Drive, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$540,000

&

\$594,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Clyde (2142)

Period - From

01/10/2023

to

31/03/2024

Source

Pricefinder.com.au

### Comparable property sales

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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
39 COTTLE DRIVE, CLYDE VIC 3978	\$575,000	19/03/2024
6A TRICKETT STREET, CLYDE VIC 3978	\$570,000	13/02/2024
10 PLEVEN RISE, CLYDE NORTH VIC 3978	\$585,000	11/12/2023

This Statement of Information was prepared on: 03/05/2024