

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 **35 Slattery Street 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 &

Median sale price

Median price Property type Suburb

Period - From to Source

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 twelve 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
182 MORISON ROAD CLYDE VIC 3978	\$700,000	19/04/2024
23 KAMONA STREET CLYDE VIC 3978	\$740,000	19/04/2024
38 CHESNEY CIRCUIT CLYDE VIC 3978	\$675,140	12/03/2024

This Statement of Information was prepared on: