

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

5 GIARDINO 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2024

to

31 Mar 2025

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

3 FLEMENCO WAY CLYDE VIC 3978	\$720,000	29-Mar-25
35 GALVESTON ROAD CLYDE VIC 3978	\$690,000	05-Mar-25
7 VULPINE STREET CLYDE VIC 3978	\$705,000	25-Feb-25

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.~~

This Statement of Information was prepared on: 11 April 2025



3 FLEMENCO WAY CLYDE VIC 3978

4 2 2

Sold Price

^{RS} **\$720,000** Sold Date **29-Mar-25**

Distance **1.79km**



35 GALVESTON ROAD CLYDE VIC 3978

4 2 2

Sold Price

^{RS} **\$690,000** Sold Date **05-Mar-25**

Distance **1.51km**



7 VULPINE STREET CLYDE VIC 3978

4 2 2

Sold Price

^{RS} **\$705,000** Sold Date **25-Feb-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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