

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 MAXIMUS WAY 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde

Period-from

01 Oct 2022

to

30 Sep 2023

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

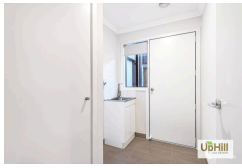
Date of sale

7 DARKUM STREET CLYDE VIC 3978	\$586,000	05-Oct-23
18 TRAINERS WAY CLYDE NORTH VIC 3978	\$600,000	14-Aug-23
19 ADRIATIC CIRCUIT CLYDE VIC 3978	\$595,000	05-Jun-23

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: 25 October 2023

**7 DARKUM STREET CLYDE VIC 3978**3  2  1 Sold Price ^{RS} **\$586,000** ^{UN} Sold Date **05-Oct-23**Distance **0.29km****18 TRAINERS WAY CLYDE NORTH VIC 3978**3  2  2 Sold Price **\$600,000** Sold Date **14-Aug-23**Distance **1.36km****19 ADRIATIC CIRCUIT CLYDE VIC 3978**3  2  1 Sold Price **\$595,000** Sold Date **05-Jun-23**Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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