

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

6 HILL FARM DRIVE 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Clyde

Period-from

01 Feb 2023

to

31 Jan 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

8 BIMBERRY CIRCUIT CLYDE VIC 3978	\$730,000	31-Dec-23
12 PUMP HOUSE CRESCENT CLYDE VIC 3978	\$750,000	21-Dec-23
4 WHINSTONE AVENUE CLYDE VIC 3978	\$764,000	17-Dec-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: 07 February 2024

**8 BIMBERRY CIRCUIT CLYDE VIC 3978**

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Sold Price

\$730,000

Sold Date

31-Dec-23

Distance

0.19km**12 PUMP HOUSE CRESCENT CLYDE VIC 3978**

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Sold Price

\$750,000

Sold Date

21-Dec-23

Distance

0.93km**4 WHINSTONE AVENUE CLYDE VIC 3978**

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Sold Price

\$764,000

Sold Date

17-Dec-23

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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