

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 SHAWSHANK AVENUE 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

\$775,000

&

\$852,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

House

Suburb

Clyde

Period-from

01 Jul 2023

to

30 Jun 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

3 ANNELLO WAY CLYDE VIC 3978	\$850,000	22-Mar-24
42 WATERMAN DRIVE CLYDE VIC 3978	\$820,000	23-Apr-24
21 HOLLYBUSH AVENUE CLYDE VIC 3978	\$775,000	07-Feb-24

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: 08 July 2024



3 ANNELLO WAY CLYDE VIC 3978 Sold Price **\$850,000** Sold Date **22-Mar-24**

4 2 2

Distance **1.79km**



42 WATERMAN DRIVE CLYDE VIC 3978 Sold Price **\$820,000** Sold Date **23-Apr-24**

4 2 2

Distance **0.8km**



21 HOLLYBUSH AVENUE CLYDE VIC 3978 Sold Price **\$775,000** Sold Date **07-Feb-24**

4 2 2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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