

# 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 7 Ashburton Avenue, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$659,000

&

\$709,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Clyde (3978)

Period - From

01/03/2023

to

29/02/2024

Source

PropTrack

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

114 YARALLA CIRCUIT, CLYDE VIC 3978	\$685,000	02/02/2024
17 SLOANE DRIVE, CLYDE NORTH VIC 3978	\$700,000	20/02/2024
14 CHESTNUT AVENUE, CLYDE VIC 3978	\$670,000	11/11/2023

This Statement of Information was prepared on: 25/03/2024