

## 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

70 GREEN GULLY ROAD CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,700

Property type

House

Suburb

Clyde

Period-from

01 Apr 2023

to

31 Mar 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 KONTIAS WALK CLYDE VIC 3978	\$586,000	06-Feb-24
42 WHINSTONE AVENUE CLYDE VIC 3978	\$600,000	20-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.

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**3 KONTIAS WALK CLYDE VIC 3978** Sold Price **\$586,000** Sold Date **06-Feb-24**

3 2 2

Distance **1.61km**



**42 WHINSTONE AVENUE CLYDE VIC 3978** Sold Price **\$600,000** Sold Date **20-Feb-24**

4 - -

Distance **2.06km**

RS = Recent sale

UN = Undisclosed Sale

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