

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

8 VOLERO STREET 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

\$799,000

&

\$878,000

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

2 CHOIR STREET CLYDE NORTH VIC 3978	\$810,000	11-Apr-24
18 PROSE STREET CLYDE NORTH VIC 3978	\$760,000	24-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: 24 April 2024



**2 CHOIR STREET CLYDE NORTH
 VIC 3978**

 4  2  2

Sold Price

^{RS} **\$810,000**

Sold Date

11-Apr-24

Distance

1.94km



**18 PROSE STREET CLYDE NORTH
 VIC 3978**

 4  2  2

Sold Price

\$760,000

Sold Date

24-Dec-23

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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