

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

Lot 2220 Mikado Way Clyde

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price

\$680,000

Property type

House

Suburb

Clyde

Period - From

03/23

to

08/23

Source

Realestate.com.au

Comparable property sales

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
Nocturne Avenue, Clyde, Vic 3978	\$435,000	24/08/23
109 Ernstbrook Drive Clyde	\$450,000	09/11/23
18 Carnation Street, Clyde, Vic 3978	\$420,000	25/05/2023

This Statement of Information was prepared on: 6/6/24