

# 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 310 Wooli Ave, Clyde

### Indicative selling price

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

Single price

### Median sale price

Median price

\$ 677,750

Property type

House

Suburb

Officer

Period - From

March 23

to

Feb 22

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 |
|--------------------------------|-----------|--------------|
| 30 Grattan St Clyde            | \$425,000 | 25 Dec 2023  |
| 79 Karula Circuit Clyde        | \$420,000 | 5 Dec /23    |
| 7 Conductor Way Clyde North    | \$352,000 | 19/12/23     |

This Statement of Information was prepared on: 11/03/2024