



JIO REAL ESTATE

STATEMENT OF INFORMATION

MELFI STREET, CLYDE, VIC 3978

PREPARED BY VEERPAL KAUR, JIO REAL ESTATE, PHONE: 0425194470

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MELFI STREET, CLYDE, VIC 3978



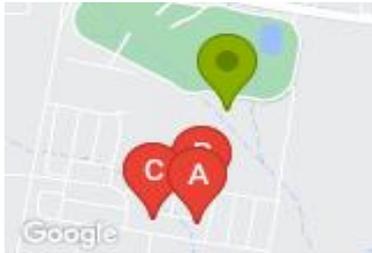
Indicative Selling Price

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

Price Range: **\$415,000 to \$420,000**

Provided by: Veerpal Kaur, Jio Real Estate

MEDIAN SALE PRICE



CLYDE, VIC, 3978

Suburb Median Sale Price (Vacant Land)

\$362,000

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



15 GIARDINO ST, CLYDE, VIC 3978



Sale Price

\$400,000

Sale Date: 01/04/2023

Distance from Property: 417m



3 GIARDINO ST, CLYDE, VIC 3978



Sale Price

\$398,000

Sale Date: 09/05/2023

Distance from Property: 344m



18 PIERO ST, CLYDE, VIC 3978



Sale Price

\$385,000

Sale Date: 13/06/2023

Distance from Property: 459m



This report has been compiled on 18/09/2023 by Jio Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

MELFI STREET, CLYDE, VIC 3978

Indicative selling price

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

Price Range: \$415,000 to \$420,000

Median sale price

Median price \$362,000

Property type

Vacant Land

Suburb

CLYDE

Period 01 July 2022 to 30 June 2023

Source



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

15 GIARDINO ST, CLYDE, VIC 3978	\$400,000	01/04/2023
3 GIARDINO ST, CLYDE, VIC 3978	\$398,000	09/05/2023
18 PIERO ST, CLYDE, VIC 3978	\$385,000	13/06/2023

This Statement of Information was prepared

18/09/2023