

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
16 DANUBE ROAD 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 \$745,000 & \$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Clyde
Period-from <input type="text"/> 01 Mar 2022	to <input type="text"/> 28 Feb 2023	Source <input type="text"/> 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
20 MERRIBROOK BOULEVARD CLYDE VIC 3978	\$838,000	30-Dec-22
49 GALVESTON ROAD CLYDE VIC 3978	\$763,000	08-Nov-22
92 WATERMAN DRIVE CLYDE VIC 3978	\$755,000	03-Feb-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: 14 March 2023

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20 MERRIBROOK BOULEVARD
CLYDE VIC 3978

4 2 2

Sold Price

\$838,000 Sold Date **30-Dec-22**

Distance **0.17km**



49 GALVESTON ROAD CLYDE VIC
3978

4 2 2

Sold Price

\$763,000 Sold Date **08-Nov-22**

Distance **0.29km**



92 WATERMAN DRIVE CLYDE VIC
3978

4 2 2

Sold Price

\$755,000 Sold Date **03-Feb-23**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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