

## 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  
33 CRESCENDO BOULEVARD 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  \$750,000 &  \$790,000

### 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 2023	to <input type="text"/> 29 Feb 2024	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
21 HOLLYBUSH AVENUE CLYDE VIC 3978	\$775,000	07-Feb-24
147 ATHLETIC CIRCUIT CLYDE VIC 3978	\$703,000	15-Jan-24
8 BIMBERRY CIRCUIT CLYDE VIC 3978	\$730,000	31-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.

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**21 HOLLYBUSH AVENUE CLYDE VIC 3978**

4 2 2

Sold Price

**RS \$775,000** Sold Date **07-Feb-24**

Distance **2.91km**



**147 ATHLETIC CIRCUIT CLYDE VIC 3978**

4 2 2

Sold Price

**\$703,000** Sold Date **15-Jan-24**

Distance **4.43km**



**8 BIMBERRY CIRCUIT CLYDE VIC 3978**

4 2 2

Sold Price

**\$730,000** Sold Date **31-Dec-23**

Distance **4.24km**

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

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