

## 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

1 PESARO STREET CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Other

Suburb

Clyde

Period-from

01 Mar 2021

to

28 Feb 2022

Source

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 36 WHINSTONE AVENUE CLYDE VIC 3978  | \$243,000 | 11-Oct-21 |
| 8 SINCERE WAY CLYDE VIC 3978        | \$490,000 | 22-Nov-21 |
| 193 ERNSTBROOK DRIVE CLYDE VIC 3978 | \$490,000 | 22-Sep-21 |

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: 25 March 2022

# AREASPECIALIST

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## 36 WHINSTONE AVENUE CLYDE VIC 3978

Sold Price

**\$243,000**

Sold Date

**11-Oct-21**



-



-



-

Distance

**1.82km**



## 8 SINCERE WAY CLYDE VIC 3978

Sold Price

**\$490,000**

Sold Date

**22-Nov-21**



4



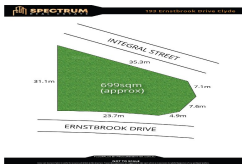
2



-

Distance

**0.73km**



## 193 ERNSTBROOK DRIVE CLYDE VIC 3978

Sold Price

Sold Date

**22-Sep-21**



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-



-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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