

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

4 PUMP HOUSE CRESCENT 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

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2021

to

31 May 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

7 GATHERING STREET CLYDE VIC 3978	\$725,000	02-Mar-21
13 STRATHCONA AVENUE CLYDE VIC 3978	\$750,000	15-Jan-22
21 ABUNDANCE CIRCUIT CLYDE VIC 3978	\$735,000	31-Oct-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: 29 June 2022



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7 GATHERING STREET CLYDE VIC 3978

Sold Price

\$725,000

Sold Date

02-Mar-21



4



2



2

Distance

0.13km



13 STRATHCONA AVENUE CLYDE VIC 3978

Sold Price

\$750,000

Sold Date

15-Jan-22



3



2



2

Distance

0.23km



21 ABUNDANCE CIRCUIT CLYDE VIC 3978

Sold Price

\$735,000

Sold Date

31-Oct-21



4



2



2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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