

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

12 PALERMO STREET 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Other

Suburb

Clyde

Period-from

01 Apr 2022

to

31 Mar 2023

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

19 INTEGRAL STREET CLYDE VIC 3978	\$716,000	25-Sep-22
3 REMEDY DRIVE CLYDE VIC 3978	\$702,000	10-Sep-22
8 SACRAMENTO STREET CLYDE NORTH VIC 3978	\$679,900	18-Dec-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: 11 April 2023

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19 INTEGRAL STREET CLYDE VIC 3978

Sold Price

\$716,000

Sold Date

25-Sep-22

4 2 2

Distance

0.57km



3 REMEDY DRIVE CLYDE VIC 3978

Sold Price

\$702,000

Sold Date

10-Sep-22

4 2 2

Distance

0.85km



8 SACRAMENTO STREET CLYDE NORTH VIC 3978

Sold Price

\$679,900

Sold Date

18-Dec-21

4 2 2

Distance

0.97km



7 FORTITUDE CIRCUIT CLYDE VIC 3978

Sold Price

\$680,000

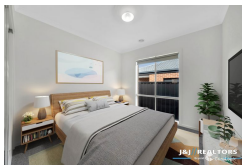
Sold Date

18-Dec-22

4 2 2

Distance

1.01km



72 ADRIATIC CIRCUIT CLYDE VIC 3978

Sold Price

Sold Date

15-Oct-21

4 2 2

Distance

1.09km



9 MEDITERRANEAN AVENUE CLYDE VIC 3978

Sold Price

\$710,000

Sold Date

20-May-22

4 2 2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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