

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

9 Illawarra Avenue 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Clyde

Period-from

01 Oct 2020

to

30 Sep 2021

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

6 Canyon Avenue Clyde VIC 3978	\$600,000	18-Mar-21
89 Selandra Boulevard Clyde North VIC 3978	\$640,000	05-Aug-21
22 Abundance Circuit Clyde VIC 3978	\$660,000	24-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: 05 October 2021



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6 Canyon Avenue Clyde VIC 3978

Sold Price

\$600,000

Sold Date

18-Mar-21

4 2 2

Distance

0.36km



89 Selandra Boulevard Clyde North VIC 3978

Sold Price

^{RS} **\$640,000** ^{UN}

Sold Date

05-Aug-21

4 2 2

Distance

0.87km



22 Abundance Circuit Clyde VIC 3978

Sold Price

^{RS} **\$660,000**

Sold Date

24-Sep-21

4 2 2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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