

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 Green Gully Road, Clyde Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$717,000

Property Type House

Suburb Clyde

Period - From 01/01/2023

to 31/03/2023

Source REIV

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 six 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
1	1 Shrewsbury PI CLYDE 3978	\$850,000	08/12/2022
2	20 Merribrook Blvd CLYDE 3978	\$838,000	13/01/2023
3	12 Drummond St CLYDE 3978	\$820,000	14/03/2023

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 six months.~~

This Statement of Information was prepared on:

17/04/2023 13:17

12 Green Gully Road, Clyde Vic 3978

Shin Fu
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4 2 2

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
March quarter 2023: \$717,000

Comparable Properties



1 Shrewsbury Pl CLYDE 3978 (VG)

Agent Comments

4 - -

Price: \$850,000
Method: Sale
Date: 08/12/2022
Property Type: House (Res)
Land Size: 521 sqm approx

20 Merribrook Blvd CLYDE 3978 (REI/VG)

Agent Comments

4 2 2

Price: \$838,000
Method: Private Sale
Date: 13/01/2023
Property Type: House (Res)
Land Size: 511 sqm approx



12 Drummond St CLYDE 3978 (REI)

Agent Comments

5 3 2

Price: \$820,000
Method: Private Sale
Date: 14/03/2023
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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