

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 2 Abbeyard Drive, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$595,000 & \$615,000

### Median sale price

Median price \$600,000 Property Type House Suburb Clyde (3978)  
Period - From 01/07/2020 to 30/06/2021 Source Pricefinder

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
40 BONA VISTA RISE, CLYDE VIC 3978	\$599,000	23/08/2021
19 ELWICK DRIVE, CLYDE NORTH VIC 3978	\$600,000	04/05/2021
29 DRUMMOND STREET, CLYDE VIC 3978	\$595,000	13/04/2021

This Statement of Information was prepared on: 10/09/2021