

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

43 Wynnstay Street, Clyde Vic 3978

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$674,900

Property Type House

Suburb Clyde

Period - From 01/08/2021

to 31/07/2022

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	48 Hartleigh St CLYDE 3978	\$748,000	29/03/2022
2	28 Sandymount Dr CLYDE NORTH 3978	\$740,000	01/02/2022
3	52 Walhallow Dr CLYDE NORTH 3978	\$720,000	11/03/2022

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:

01/08/2022 10:57



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median House Price

01/08/2021 - 31/07/2022: \$674,900

Comparable Properties



48 Hartleigh St CLYDE 3978 (REI/VG)

Agent Comments

4 2 2

Price: \$748,000

Method: Private Sale

Date: 29/03/2022

Property Type: House

Land Size: 442 sqm approx



28 Sandymount Dr CLYDE NORTH 3978 (REI/VG)

Agent Comments

4 2 2

Price: \$740,000

Method: Private Sale

Date: 01/02/2022

Property Type: House

Land Size: 400 sqm approx



52 Walhallow Dr CLYDE NORTH 3978 (REI/VG) **Agent Comments**

4 2 2

Price: \$720,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 417 sqm approx