

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

6 Wicket Road 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

\$699,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Clyde

Period-from

01 Feb 2021

to

31 Jan 2022

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

5 Heybridge Street Clyde VIC 3978	\$717,000	07-Jan-22
86 Bona Vista Rise Clyde VIC 3978	\$675,000	03-Nov-21
12 Backman Road Clyde VIC 3978	\$690,000	13-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: 17 February 2022

Casey Estate Agents

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5 Heybridge Street Clyde VIC 3978

Sold Price

RS

\$717,000

Sold Date

07-Jan-22


4



2



2

Distance

0.37km

86 Bona Vista Rise Clyde VIC 3978

Sold Price

\$675,000

Sold Date

03-Nov-21


4



2



2

Distance

0.49km

12 Backman Road Clyde VIC 3978

Sold Price

\$690,000

Sold Date

13-Dec-21


4



2



2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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