

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

5 BRICKWOOD STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2021

to

31 Oct 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

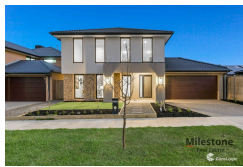
Date of sale

4 HARDWARE LANE CLYDE VIC 3978	\$1,069,051	25-Aug-22
1 GREY LANE CLYDE VIC 3978	\$1,010,000	05-Sep-22
14 HOLSTEINER TERRACE CLYDE NORTH VIC 3978	\$1,120,000	30-Jul-22

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: 10 November 2022



4 HARDWARE LANE CLYDE VIC 3978

 5  3  2

Sold Price **\$1,069,051** Sold Date **25-Aug-22**

Distance **1.12km**



1 GREY LANE CLYDE VIC 3978

 4  2  2

Sold Price **\$1,010,000** Sold Date **05-Sep-22**

Distance **0.15km**



14 HOLSTEINER TERRACE CLYDE NORTH VIC 3978

 4  3  2

Sold Price **\$1,120,000** Sold Date **30-Jul-22**

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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