

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 DARWINIA AVENUE 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,900

Property type

Other

Suburb

Clyde

Period-from

01 Jan 2022

to

31 Dec 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

7 TRAPANI STREET CLYDE VIC 3978	\$395,000	15-Dec-22
13 ZAMBEZI STREET CLYDE VIC 3978	\$362,000	24-Nov-22
25 CADENZA STREET CLYDE VIC 3978	\$397,000	07-Nov-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: 25 January 2023



7 TRAPANI STREET CLYDE VIC 3978

 3  3  -

Sold Price

RS

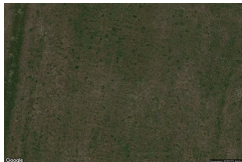
\$395,000

Sold Date

15-Dec-22

Distance

3.4km



13 ZAMBEZI STREET CLYDE VIC 3978

 -  -  -

Sold Price

\$362,000

Sold Date

24-Nov-22

Distance

3.8km



25 CADENZA STREET CLYDE VIC 3978

 -  -  -

Sold Price

\$397,000

Sold Date

07-Nov-22

Distance

3.89km

RS = Recent sale

UN = Undisclosed Sale

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