

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

8 Backman 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Clyde

Period-from

01 Feb 2020

to

31 Jan 2021

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

9 Yarra Street Clyde VIC 3978	\$370,000	15-Dec-20
22 Invermay Way Clyde VIC 3978	\$320,000	07-Dec-20
12 Fullback Road Clyde VIC 3978	\$320,000	18-Nov-20

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: 09 February 2021



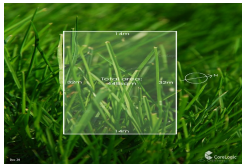
OBrien Real Estate

Victor Villella

P 0387940500

M 0412437064

E victor.villella@obrienrealestate.com.au



9 Yarra Street Clyde VIC 3978

Sold Price

\$370,000

Sold Date

15-Dec-20

- - 2

Distance

0.55km



22 Invermay Way Clyde VIC 3978

Sold Price

\$320,000

Sold Date

07-Dec-20

4 2 -

Distance

0.99km



12 Fullback Road Clyde VIC 3978

Sold Price

Sold Date

18-Nov-20

- - -

Distance

0.61km



60 Athletic Circuit Clyde VIC 3978

Sold Price

\$330,000

Sold Date

14-Nov-20

4 2 -

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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