

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 MAXIMUS WAY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,900

Property type

House

Suburb

Clyde

Period-from

01 Feb 2022

to

31 Jan 2023

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

98 ADRIATIC CIRCUIT CLYDE VIC 3978

\$765,000

17-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.

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**98 ADRIATIC CIRCUIT CLYDE VIC
3978**

Sold Price

\$765,000

Sold Date

17-Nov-22

 4

 2

 2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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