

## 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

420 MANKS ROAD CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2022

to

31 Jul 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

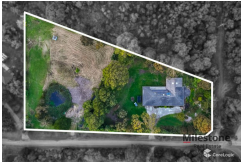
1 FACEY ROAD DEVON MEADOWS VIC 3977	\$1,710,000	22-Feb-23
40 BAKERS ROAD CLYDE VIC 3978	\$3,100,000	29-May-23

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 August 2023

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**1 FACEY ROAD DEVON MEADOWS VIC 3977** Sold Price **\$1,710,000** Sold Date **22-Feb-23**

5 2 4

Distance **4.91km**



**40 BAKERS ROAD CLYDE VIC 3978** Sold Price <sup>RS</sup> **\$3,100,000** Sold Date **29-May-23**

5 2 4

Distance **4.61km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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