

## 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 VULPINE STREET 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

\$685,000

&

\$749,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Clyde

Period-from

01 Feb 2023

to

31 Jan 2024

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

39 ANDANTE CRESCENT CLYDE VIC 3978	\$730,000	01-Jan-24
14 PESARO STREET CLYDE VIC 3978	\$736,000	14-Dec-23
24 ADRIATIC CIRCUIT CLYDE VIC 3978	\$735,000	18-Sep-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.~~

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### 39 ANDANTE CRESCENT CLYDE VIC 3978

4 2 2

Sold Price

<sup>RS</sup> \$730,000

Sold Date

01-Jan-24

Distance

0.26km



### 14 PESARO STREET CLYDE VIC 3978

4 2 2

Sold Price

\$736,000

Sold Date

14-Dec-23

Distance

0.74km



### 24 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

\$735,000

Sold Date

18-Sep-23

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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