

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

2 CECIL LANE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2022

to

31 Oct 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

4 WATERMAN DRIVE CLYDE VIC 3978	\$1,495,000	11-Aug-23
11 PAMPLONA WAY CLYDE NORTH VIC 3978	\$1,500,000	30-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: 21 November 2023



4 WATERMAN DRIVE CLYDE VIC 3978

Sold Price

\$1,495,000

Sold Date

11-Aug-23

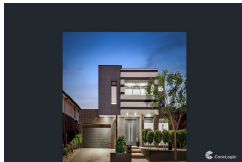
 5

 4

 2

Distance

0.25km



11 PAMPLONA WAY CLYDE NORTH VIC 3978

Sold Price

^{RS}

\$1,500,000

Sold Date

30-May-23

 5

 3

 2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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