

## 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

16 Ayredale Street Clyde VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Clyde

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 31 Bellman Avenue Clyde VIC 3978  | \$570,000 | 15-Jul-20 |
| 18 Yaralla Circuit Clyde VIC 3978 | \$564,900 | -         |
| 4 Endure Street Clyde VIC 3978    | \$555,000 | 03-Aug-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: 22 October 2020



## OBrien Real Estate

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**31 Bellman Avenue Clyde VIC 3978**

Sold Price

**\$570,000**

Sold Date

**15-Jul-20**

4 2 2

Distance

**1.57km**



**18 Yaralla Circuit Clyde VIC 3978**

Sold Price

**\$564,900**

Sold Date

-

- - -

Distance

**2.17km**



**4 Endure Street Clyde VIC 3978**

Sold Price

**\$555,000**

Sold Date

**03-Aug-20**

4 2 2

Distance

**2.98km**

RS = Recent sale

UN = Undisclosed Sale

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