

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 Hill Farm Drive 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

\*House

X

\*Unit

Suburb

Clyde

Period-from

01 May 2018

to

30 Apr 2019

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 24 Green Gully Road Clyde VIC 3978 | \$605,000 | 07-May-19 |
|                                    |           |           |
|                                    |           |           |

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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**24 Green Gully Road Clyde VIC 3978**

 4  2  2

Sold Price **\$605,000<sup>UN</sup>** Sold Date **07-May-19**

Distance **0.37km**

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

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