

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

9 DELOSPERMA MEWS 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

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,500

Property type

House

Suburb

Clyde

Period-from

01 Oct 2023

to

30 Sep 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

1 NIRVANA WAY CLYDE VIC 3978	\$622,000	20-Jul-24
49 CREEKSIDE STREET CLYDE VIC 3978	\$640,000	01-Aug-24
3 POPLAR LANE CLYDE VIC 3978	\$615,000	19-Jul-24

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: 07 October 2024

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1 NIRVANA WAY CLYDE VIC 3978 Sold Price ^{RS} **\$622,000** Sold Date **20-Jul-24**
 Distance **0.82km**

 3  2  2



49 CREEKSIDE STREET CLYDE VIC 3978 Sold Price ^{RS} **\$640,000** Sold Date **01-Aug-24**
 Distance **0.79km**

 3  2  2



3 POPLAR LANE CLYDE VIC 3978 Sold Price **\$615,000** Sold Date **19-Jul-24**
 Distance **1.78km**

 3  2  2

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

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