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

LOT 2464 FOLLETT BOULEVARD CLYDE VIC 3978

Indicative selling price

Period-from

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

Single Price		or range betweer	\$4491111	&	\$454,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$675,500	Property type	Other	Suburb	Clyde						

31 Mar 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2023

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.

to

Address of comparable property	Price	Date of sale	
13 VELVET CIRCUIT CLYDE NORTH VIC 3978	\$488,000	06-Oct-23	
26 FROME ROAD CLYDE VIC 3978	\$460,000	15-Dec-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: 04 April 2024



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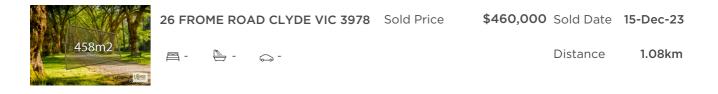
consumer.vic.gov.au



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The second	13 VELV VIC 397		CUIT CLYDE NORTH	Sold Price	\$488,000	Sold Date	06-Oct-23
10 10 M	-	-	Ģ ⁻			Distance	1.5km



RS = Recent sale UN = Undisclosed Sale

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