

## 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

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

Single Price

or range  
between

\$449,000

&

\$454,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,500

Property type

Other

Suburb

Clyde

Period-from

01 Apr 2023

to

31 Mar 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

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



## 13 VELVET CIRCUIT CLYDE NORTH VIC 3978

Sold Price

**\$488,000**

Sold Date

**06-Oct-23**



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Distance

**1.5km**



## 26 FROME ROAD CLYDE VIC 3978

Sold Price

**\$460,000**

Sold Date

**15-Dec-23**



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Distance

**1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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