

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 BULLER AVENUE 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,999

Property type

House

Suburb

Clyde

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

18 HILLWOOD STREET CLYDE VIC 3978	\$905,000	19-Jan-22
9 OSSA CRESCENT CLYDE VIC 3978	\$920,500	16-Nov-21
41 GREEN GULLY ROAD CLYDE VIC 3978	\$900,000	21-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 February 2022



18 HILLWOOD STREET CLYDE VIC 3978

Sold Price

\$905,000

Sold Date

19-Jan-22

 4

 2

 2

Distance

0.82km



9 OSSA CRESCENT CLYDE VIC 3978

Sold Price

\$920,500

Sold Date

16-Nov-21

 3

 3

 2

Distance

0.2km



41 GREEN GULLY ROAD CLYDE VIC 3978

Sold Price

\$900,000

Sold Date

21-Sep-21

 5

 2

 2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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