

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

12 WOOLI 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Clyde

Period-from

01 May 2021

to

30 Apr 2022

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

12 WOOLI AVENUE CLYDE VIC 3978	\$240,000	09-Dec-20
8 SINCERE WAY CLYDE VIC 3978	\$490,000	22-Nov-21
31 CHEROKEE PARADE CLYDE VIC 3978	\$720,000	07-Dec-21

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: 31 May 2022



12 WOOLI AVENUE CLYDE VIC 3978

4 2 1

Sold Price

\$240,000

Sold Date **09-Dec-20**

Distance

-



8 SINCERE WAY CLYDE VIC 3978

4 2 -

Sold Price

\$490,000

Sold Date **22-Nov-21**

Distance

0.14km


31 CHEROKEE PARADE CLYDE VIC 3978

4 2 2

Sold Price

\$720,000

Sold Date **07-Dec-21**

Distance

0.32km


30 FORTITUDE CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

\$672,500

Sold Date **28-May-21**

Distance

0.39km


81 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

^{RS} **\$738,000**

Sold Date **04-May-22**

Distance

0.63km


20 PELAGOS DRIVE CLYDE VIC 3978

4 2 2

Sold Price

\$695,500

Sold Date **02-Oct-21**

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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