

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

7 CARIBBEAN CIRCUIT 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Clyde

Period-from

01 Oct 2021

to

30 Sep 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

7 MERRIBROOK BOULEVARD CLYDE VIC 3978	\$815,000	09-Mar-22
107 ADRIATIC CIRCUIT CLYDE VIC 3978	\$793,500	11-Jul-22
91 YARALLA CIRCUIT CLYDE VIC 3978	\$739,900	14-Jun-22

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: 19 October 2022

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7 MERRIBROOK BOULEVARD CLYDE VIC 3978

4 2 2

Sold Price **\$815,000** Sold Date **09-Mar-22**

Distance **0.14km**



107 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price **\$793,500** Sold Date **11-Jul-22**

Distance **0.23km**



91 YARALLA CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price **\$739,900** Sold Date **14-Jun-22**

Distance **0.29km**



81 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price **\$738,000** Sold Date **27-Apr-22**

Distance **0.32km**



79 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price **\$751,250** Sold Date **09-Jul-22**

Distance **0.33km**



94 YARALLA CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price **\$739,900** Sold Date **06-Jul-22**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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92 YARALLA CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

Sold Date 11-Jul-22

Distance 0.34km



110 YARALLA CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

\$754,900 Sold Date 27-Apr-22

Distance 0.35km



78 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

\$790,000 Sold Date 19-Dec-21

Distance 0.44km



76 ADRIATIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price

\$840,000 Sold Date 10-Apr-22

Distance 0.44km



9 MEDITERRANEAN AVENUE CLYDE VIC 3978

4 2 2

Sold Price

\$710,000 Sold Date 20-May-22

Distance 0.45km

RS = Recent sale

UN = Undisclosed Sale

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