

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 NEBO WAY 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,250

Property type

House

Suburb

Clyde

Period-from

01 Aug 2021

to

31 Jul 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

39 BOWLER AVENUE CLYDE VIC 3978	\$595,000	23-Mar-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.

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Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne



39 BOWLER AVENUE CLYDE VIC 3978

Sold Price

\$595,000

Sold Date

23-Mar-22

 3

 2

 1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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