

## 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

3 WICKET ROAD CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2023

to

31 Oct 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

7 PYRENEES ROAD CLYDE VIC 3978	\$625,000	23-Aug-24
34 GARRARD CRESCENT CLYDE VIC 3978	\$615,000	14-Aug-24
17 CRADLE AVENUE CLYDE VIC 3978	\$630,000	16-Jul-24

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: 25 November 2024

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**7 PYRENEES ROAD CLYDE VIC 3978**

3 2 1

Sold Price

**\$625,000**

Sold Date **23-Aug-24**

Distance **0.98km**



**34 GARRARD CRESCENT CLYDE VIC 3978**

3 2 1

Sold Price

**\$615,000**

Sold Date **14-Aug-24**

Distance **0.87km**



**17 CRADLE AVENUE CLYDE VIC 3978**

3 2 1

Sold Price

**\$630,000**

Sold Date **16-Jul-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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