

# 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 51 Whinstone Avenue, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$770,000

&

\$820,000

### Median sale price

Median price

\$685,500

Property Type

House

Suburb

Clyde (3978)

Period - From

01/12/2023

to

30/11/2024

Source

PropTrack

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
24 ABERCROMBY AVENUE, CLYDE VIC 3978	\$782,500	21/10/2024
11 SWANSTON STREET, CLYDE VIC 3978	\$800,000	24/11/2024
26 BLACKHAZEL CRESCENT, CLYDE NORTH VIC 3978	\$820,000	28/11/2024

This Statement of Information was prepared on: 06/12/2024