

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

11 EMBER STREET 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Clyde

Period-from

01 Jun 2021

to

31 May 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

4 TOSCANA ROAD CLYDE VIC 3978	\$385,000	10-May-22
62 SWINDALE WAY CLYDE NORTH VIC 3978	\$560,000	03-May-22
17 VERBENA BOULEVARD CLYDE VIC 3978	\$400,000	03-Feb-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: 10 June 2022



4 TOSCANA ROAD CLYDE VIC 3978

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Sold Price

\$385,000

Sold Date **10-May-22**

Distance **0.71km**



62 SWINDALE WAY CLYDE NORTH VIC 3978

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Sold Price

^{RS} **\$560,000**

Sold Date **03-May-22**

Distance **1.75km**



17 VERBENA BOULEVARD CLYDE VIC 3978

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Sold Price

\$400,000

Sold Date **03-Feb-22**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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