

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

9 Yarra 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

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Clyde

Period-from

01 Dec 2019

to

30 Nov 2020

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

6 Cecil Lane Clyde VIC 3978	\$385,000	17-Aug-20
47 Powlett Drive Clyde VIC 3978	\$402,000	20-Jul-20
53 Grandstand Crescent Clyde North VIC 3978	\$390,000	09-Oct-20

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: 07 December 2020



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6 Cecil Lane Clyde VIC 3978

Sold Price

\$385,000

Sold Date **17-Aug-20**

4 2 2

Distance **0.5km**



47 Powlett Drive Clyde VIC 3978

Sold Price

\$402,000

Sold Date **20-Jul-20**

4 2 2

Distance **0.74km**



53 Grandstand Crescent Clyde North VIC 3978

Sold Price

\$390,000

Sold Date **09-Oct-20**

4 2 1

Distance **1.74km**



6 Indwe Street Clyde VIC 3978

Sold Price

\$368,000

Sold Date **15-Jun-20**

3 2 2

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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