

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 32 Garrard Crescent, Clyde, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$590,000

&

\$649,000

Median sale price

Median price

\$599,500

Property Type

House

Suburb

Clyde (3978)

Period - From

01/04/2021

to

06/04/2022

Source

realestate.com.au

Comparable property sales

A 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
28 MICHIGAN ROAD, CLYDE VIC 3978	\$610,000	08/04/2022
20 KOSCIUSZKO CIRCUIT, CLYDE VIC 3978	\$645,000	01/04/2022
54 PYRENEES ROAD, CLYDE VIC 3978	\$645,000	09/03/2022

This Statement of Information was prepared on: 19/04/2022