

## 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

29 MEDITERRANEAN AVENUE CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$685,000

&

\$753,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$523,000

Property type

House

Suburb

Clyde

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 GALVESTON ROAD CLYDE VIC 3978	\$722,500	24-Jul-23
21 ROTARY STREET CLYDE VIC 3978	\$728,000	15-Sep-23
36 VIOLA CIRCUIT CLYDE VIC 3978	\$682,000	13-Jun-23

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: 23 October 2023

Reza Kayani

M 0480423581

E reza.kayani@berwick.rh.com.au

	<b>5 GALVESTON ROAD CLYDE VIC 3978</b>	Sold Price	<b>\$722,500</b>	Sold Date	<b>24-Jul-23</b>
	4  2  2			Distance	<b>0.16km</b>
	<b>21 ROTARY STREET CLYDE VIC 3978</b>	Sold Price	<sup>RS</sup> <b>\$728,000</b>	Sold Date	<b>15-Sep-23</b>
	4  2  2			Distance	<b>0.51km</b>
	<b>36 VIOLA CIRCUIT CLYDE VIC 3978</b>	Sold Price	<b>\$682,000</b>	Sold Date	<b>13-Jun-23</b>
	4  2  2			Distance	<b>0.84km</b>

RS = Recent sale

UN = Undisclosed Sale

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