

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 INTEGRAL STREET, CLYDE, VIC 3978



Indicative Selling Price

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

Single Price: **\$460,000**

Provided by: Brad Ryan, Harcourts Narre Warren South

MEDIAN SALE PRICE



CLYDE, VIC, 3978

Suburb Median Sale Price (Vacant Land)

\$380,000

01 October 2022 to 31 December 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



51 CRESCENDO BVD, CLYDE, VIC 3978



Sale Price

\$490,000

Sale Date: 01/09/2022

Distance from Property: 1.2km



28 CONCERTO ST, CLYDE, VIC 3978



Sale Price

\$495,000

Sale Date: 11/12/2022

Distance from Property: 977m



2 AZORES LANE, CLYDE, VIC 3978



Sale Price

\$475,000

Sale Date: 15/11/2022

Distance from Property: 1.4km



This report has been compiled on 15/02/2023 by Harcourts Narre Warren South. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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