

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

7 HILL FARM DRIVE 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Clyde

Period-from

01 Dec 2021

to

30 Nov 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

69 BIMBERRY CIRCUIT CLYDE VIC 3978	\$861,000	10-Oct-22
43 GREEN GULLY ROAD CLYDE VIC 3978	\$840,000	11-Aug-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: 01 December 2022

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69 BIMBERRY CIRCUIT CLYDE VIC 3978

Sold Price

^{RS}

\$861,000

Sold Date

10-Oct-22



4



2



2

Distance

0.31km



43 GREEN GULLY ROAD CLYDE VIC 3978

Sold Price

\$840,000

Sold Date

11-Aug-22



4



2



2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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