

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

51 PELAGOS 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,250

Property type

House

Suburb

Clyde

Period-from

01 Jun 2023

to

31 May 2024

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

70 ADRIATIC CIRCUIT CLYDE VIC 3978	705000	20-Mar-24
26 FORTITUDE CIRCUIT CLYDE VIC 3978	695000	18-Jan-24
29 MEDITERRANEAN AVENUE CLYDE VIC 3978	680000	12-Feb-24

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: 05 June 2024



70 ADRIATIC CIRCUIT CLYDE VIC 3978

Sold Price

705000 Sold Date **20-Mar-24**

 4  2  2

Distance **0.65km**



26 FORTITUDE CIRCUIT CLYDE VIC 3978

Sold Price

695000 Sold Date **18-Jan-24**

 4  2  2

Distance **0.58km**



29 MEDITERRANEAN AVENUE CLYDE VIC 3978

Sold Price

680000 Sold Date **12-Feb-24**

 4  2  2

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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