

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

10 ABBEYARD 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 WICKET ROAD CLYDE VIC 3978	\$620,000	23-Dec-24
6 METEORITE WAY CRANBOURNE EAST VIC 3977	\$600,000	15-Nov-24
57 ATHLETIC CIRCUIT CLYDE VIC 3978	\$685,000	17-Sep-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: 27 February 2025



3 WICKET ROAD CLYDE VIC 3978

Sold Price

\$620,000

Sold Date

23-Dec-24



3



2



1

Distance

0.67km



**6 METEORITE WAY CRANBOURNE
EAST VIC 3977**

Sold Price

\$600,000

Sold Date

15-Nov-24



3



2



1

Distance

0.82km



**57 ATHLETIC CIRCUIT CLYDE VIC
3978**

Sold Price

\$685,000

Sold Date

17-Sep-24



3



2



1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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