

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

34 Pyrenees Road 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Clyde

Period-from

01 Oct 2020

to

30 Sep 2021

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

17 Forest Drive Clyde North VIC 3978	\$749,500	09-Jul-21
69 Everard Avenue Clyde North VIC 3978	\$725,000	02-Aug-21
15 Moorgate Road Clyde North VIC 3978	\$710,000	01-Jul-21

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 October 2021



OBrien Real Estate

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17 Forest Drive Clyde North VIC 3978

Sold Price

\$749,500

Sold Date

09-Jul-21

4 2 2

Distance

1.09km



69 Everard Avenue Clyde North VIC 3978

Sold Price

\$725,000

Sold Date

02-Aug-21

4 2 2

Distance

1.29km



15 Moorgate Road Clyde North VIC 3978

Sold Price

\$710,000

Sold Date

01-Jul-21

3 2 2

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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