

# 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 54 Pyrenees Road, Clyde, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$599,000

&

\$658,000

### Median sale price

Median price

\$586,500

Property Type

House

Suburb

Clyde (3978)

Period - From

01/02/2021

to

01/02/2022

Source

realestate.com.au

### Comparable property sales

A 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.

| Address of comparable property          | Price     | Date of sale |
|-----------------------------------------|-----------|--------------|
| 63 ATHLETIC CIRCUIT, CLYDE VIC 3978     | \$605,000 | 09/02/2022   |
| 50 CHESNEY CIRCUIT, CLYDE VIC 3978      | \$600,000 | 05/10/2021   |
| 23 MEDITERRANEAN AVENUE, CLYDE VIC 3978 | \$600,000 | 12/01/2022   |

This Statement of Information was prepared on: 17/02/2022