

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

5 FRESHMAN AVENUE 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

\$589,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Clyde

Period-from

01 Jul 2021

to

30 Jun 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

7 ELSEY WAY CLYDE NORTH VIC 3978	\$615,000	03-Apr-22
17 CUBBIE WAY CLYDE NORTH VIC 3978	\$595,000	28-Jan-22
26 HARTLEIGH STREET CLYDE VIC 3978	\$630,000	26-Feb-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: 13 July 2022

Casey Estate Agents

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7 ELSEY WAY CLYDE NORTH VIC 3978

Sold Price

\$615,000

Sold Date

03-Apr-22

3

2

1

Distance

0.6km

17 CUBBIE WAY CLYDE NORTH VIC 3978

Sold Price

\$595,000

Sold Date

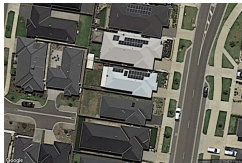
28-Jan-22

3

2

1

Distance

0.64km

26 HARTLEIGH STREET CLYDE VIC 3978

Sold Price

\$630,000

Sold Date

26-Feb-22

3

2

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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