

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

1 TRENDAL LANE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Mar 2024

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 16 YARALLA CIRCUIT CLYDE VIC 3978 | \$620,000 | 18-Sep-24 |
| 47 ASHTEAD STREET CLYDE VIC 3978 | \$617,000 | 21-Jan-25 |
| 10 CHANCERY LANE CRANBOURNE EAST VIC 3977 | \$605,000 | 01-Oct-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 March 2025

hayley taufa

M 0400091398

E htaufa@barryplant.com.au



16 YARALLA CIRCUIT CLYDE VIC 3978

 3  2  2

Sold Price

\$620,000

Sold Date

18-Sep-24

Distance

1.24km



47 ASHTEAD STREET CLYDE VIC 3978

 3  2  2

Sold Price

\$617,000

Sold Date

21-Jan-25

Distance

1.36km



10 CHANCERY LANE CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price

\$605,000

Sold Date

01-Oct-24

Distance

3.3km

RS = Recent sale

UN = Undisclosed Sale

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