

## 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

18 LADDER ROAD CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,900

Property type

House

Suburb

Clyde

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 24 KAMONA STREET CLYDE VIC 3978    | \$768,000 | 21-Nov-22 |
| 19 ATHLETIC CIRCUIT CLYDE VIC 3978 | \$720,000 | 01-Feb-23 |
| 9 PUNT WAY CLYDE VIC 3978          | \$735,000 | 04-Oct-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.~~

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Sartaj Singh  
M 0426011313  
E Sartaj.singh@ionrealestate.com.au



**24 KAMONA STREET CLYDE VIC 3978**

4 2 2

Sold Price

**\$768,000**

Sold Date

**21-Nov-22**

Distance

**0.18km**



**19 ATHLETIC CIRCUIT CLYDE VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**01-Feb-23**

Distance

**0.34km**



**9 PUNT WAY CLYDE VIC 3978**

4 2 2

Sold Price

**\$735,000**

Sold Date

**04-Oct-22**

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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