

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

3 ROTHESAY 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

\$895,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2021

to

31 May 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

19 BULLER AVENUE CLYDE VIC 3978	\$930,000	15-Mar-22
16 CHESTNUT AVENUE CLYDE VIC 3978	\$928,000	02-May-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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**19 BULLER AVENUE CLYDE VIC
3978**

Sold Price

^{RS} **\$930,000** Sold Date **15-Mar-22**

4 2 2

Distance **0.41km**



**16 CHESTNUT AVENUE CLYDE VIC
3978**

Sold Price

^{RS} **\$928,000** Sold Date **02-May-22**

4 2 2

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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