

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

4 BACKMAN ROAD 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

\$690,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Sep 2023

to

31 Aug 2024

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

4 LUNAR STREET CLYDE VIC 3978	\$735,000	11-Nov-23
161 ATHLETIC CIRCUIT CLYDE VIC 3978	\$701,000	30-Oct-23
147 ATHLETIC CIRCUIT CLYDE VIC 3978	\$703,000	15-Jan-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: 20 September 2024

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4 LUNAR STREET CLYDE VIC 3978 Sold Price **\$735,000** Sold Date **11-Nov-23**

 4  2  2

Distance **0.07km**



161 ATHLETIC CIRCUIT CLYDE VIC 3978 Sold Price **\$701,000** Sold Date **30-Oct-23**

 4  2  2

Distance **0.07km**



147 ATHLETIC CIRCUIT CLYDE VIC 3978 Sold Price **\$703,000** Sold Date **15-Jan-24**

 4  2  2

Distance **0.08km**



35 SLATTERY STREET CLYDE VIC 3978 Sold Price **\$700,000** Sold Date **23-Jul-24**

 4  2  2

Distance **0.39km**

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

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