

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

81 ADRIATIC CIRCUIT 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Clyde

Period-from

01 Apr 2021

to

31 Mar 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

72 ADRIATIC CIRCUIT CLYDE VIC 3978	\$680,000	15-Oct-21
22 PELAGOS DRIVE CLYDE VIC 3978	\$695,500	04-Nov-21
30 LANCELOT AVENUE CLYDE VIC 3978	\$710,000	19-Mar-22

OR

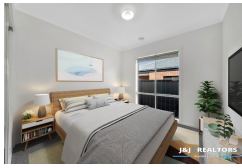
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 April 2022

Casey Estate Agents

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72 ADRIATIC CIRCUIT CLYDE VIC 3978

Sold Price

\$680,000

Sold Date

15-Oct-21

4 2 2

Distance

0.16km

22 PELAGOS DRIVE CLYDE VIC 3978

Sold Price

\$695,500

Sold Date

04-Nov-21

4 2 2

Distance

0.77km

30 LANCELOT AVENUE CLYDE VIC 3978

Sold Price

^{RS} **\$710,000**

Sold Date

19-Mar-22

4 2 2

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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