

## 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 DANUBE 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

\$650,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2023

to

31 Jul 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 11 KINROSS PARADE CLYDE NORTH VIC 3978 | \$675,000 | 31-May-24 |
| 33 KINROSS PARADE CLYDE NORTH VIC 3978 | \$675,000 | 19-Jun-24 |
| 88 YARALLA CIRCUIT CLYDE VIC 3978      | \$670,000 | 03-Jul-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: 21 August 2024

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### 11 KINROSS PARADE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

<sup>RS</sup>

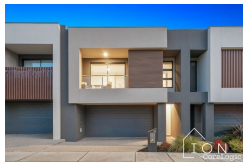
**\$675,000**

Sold Date

**31-May-24**

Distance

**0.72km**



### 33 KINROSS PARADE CLYDE NORTH VIC 3978

 4  2  2

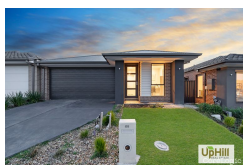
Sold Price

Sold Date

**19-Jun-24**

Distance

**0.79km**



### 88 YARALLA CIRCUIT CLYDE VIC 3978

 4  2  2

Sold Price

<sup>RS</sup>

**\$670,000**

<sup>UN</sup>

Sold Date

**03-Jul-24**

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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