

## 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

LOT 2148 AMADEUS STREET 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

\$649,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Clyde

Period-from

01 Jun 2024

to

31 May 2025

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

13 THREDBO CRESCENT CLYDE VIC 3978	\$685,000	15-Apr-25
LOT 628 BASILICO STREET CLYDE VIC 3978	\$632,000	14-May-25
LOT 1922 OLYMPIC PARADE CLYDE VIC 3978	\$685,000	27-Mar-25

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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**13 THREDBO CRESCENT CLYDE  
VIC 3978**

Sold Price **\$685,000** Sold Date **15-Apr-25**

4 2 2

Distance **0.55km**

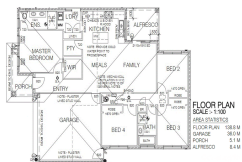


**LOT 628 BASILICO STREET CLYDE  
VIC 3978**

Sold Price **\$632,000** Sold Date **14-May-25**

4 2 1

Distance **0.61km**



**LOT 1922 OLYMPIC PARADE  
CLYDE VIC 3978**

Sold Price **\$685,000** Sold Date **27-Mar-25**

4 2 2

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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