

## 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

15 ANDANTE CRESCENT 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

3 FLEMENCO WAY CLYDE VIC 3978	\$720,000	21-Mar-25
11 MICHIGAN ROAD CLYDE VIC 3978	\$685,000	28-Jul-25
5 BOYSENBERRY CLOSE CLYDE NORTH VIC 3978	\$710,000	26-May-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.~~

This Statement of Information was prepared on: 20 August 2025



### 3 FLEMENCO WAY CLYDE VIC 3978

 3
  2
  2

Sold Price **\$720,000** Sold Date **21-Mar-25**

Distance **1.39km**



### 11 MICHIGAN ROAD CLYDE VIC 3978

 3
  2
  2

Sold Price <sup>RS</sup> **\$685,000** Sold Date **28-Jul-25**

Distance **1.42km**



### 5 BOYSENBERRY CLOSE CLYDE NORTH VIC 3978

 3
  2
  2

Sold Price **\$710,000** Sold Date **26-May-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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