# 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

16 LYGON AVENUE 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	\$800,000	&	\$880,000
Single Price		\$800,000	&	\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type House		Suburb	Clyde	
Period-from	01 Nov 2024	to	31 Oct 2	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
7 KNIGHTSFORD AVENUE CLYDE VIC 3978	\$880,000	17-Mar-25
3 NOCTURNE AVENUE CLYDE VIC 3978	\$880,000	13-May-25
49 KAMONA STREET CLYDE VIC 3978	\$880,000	02-Apr-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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7 KNIGHTSFORD AVENUE CLYDE Sold Price VIC 3978

aa2

**\$880,000** Sold Date **17-Mar-25** 

Distance 1.13km



3 NOCTURNE AVENUE CLYDE VIC Sold Price

Sold Date 13-May-25

**□** 4 **□** 2 **□** 2

₾ 2

Distance 3.21km

Contain

49 KAMONA STREET CLYDE VIC 3978

Sold Price

Sold Date 02-Apr-25

**5** 

**4** 

3978

₾ 2 😞 2

Distance

0.97km

RS = Recent sale U

UN = Undisclosed Sale

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