

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 62 Grande Belmont Avenue, Clyde, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$790,000

&

\$869,000

Median sale price

Median price

\$695,250

Property Type

House

Suburb

Clyde (3978)

Period - From

01/06/2024

to

31/05/2025

Source

PropTrack

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

26 HOLLYBUSH AVENUE, CLYDE VIC 3978

\$820,000

06/12/2024

17 STOCKFIELD AVENUE, CLYDE VIC 3978

\$820,000

05/05/2025

21 TRICKETT STREET, CLYDE VIC 3978

\$810,000

05/12/2024

This Statement of Information was prepared on: 04/06/2025