

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

21 HOLLYBUSH 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde

Period-from

01 Nov 2022

to

31 Oct 2023

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

51 BELLMAN AVENUE CLYDE VIC 3978	\$775,000	09-Sep-23
61 AINTREE CLOSE CLYDE VIC 3978	\$750,500	24-Aug-23
53 THOROUGHbred DRIVE CLYDE NORTH VIC 3978	\$725,000	26-Jul-23

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: 30 November 2023



51 BELLMAN AVENUE CLYDE VIC 3978

 4  2  2

Sold Price

\$775,000

Sold Date **09-Sep-23**

Distance **0.19km**



61 AINTREE CLOSE CLYDE VIC 3978

 4  2  2

Sold Price

\$750,500

Sold Date **24-Aug-23**

Distance **0.48km**



53 THOROUGHbred DRIVE CLYDE NORTH VIC 3978

 4  2  2

Sold Price

\$725,000

Sold Date **26-Jul-23**

Distance **0.98km**



24 ADRIATIC CIRCUIT CLYDE VIC 3978

 4  2  2

Sold Price

\$735,000

Sold Date **18-Sep-23**

Distance **1.33km**



31 CHEROKEE PARADE CLYDE VIC 3978

 4  2  2

Sold Price

^{RS} **\$775,000**

Sold Date **22-Sep-23**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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