

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

3 SLATTERY STREET 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

\$669,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2023

to

31 Jul 2024

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

35 SLATTERY STREET CLYDE VIC 3978

\$700,000

07-Aug-24

136 MORISON ROAD CLYDE VIC 3978

\$701,000

04-Jun-24

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: 21 August 2024



35 SLATTERY STREET CLYDE VIC 3978

Sold Price

^{RS} **\$700,000** Sold Date **07-Aug-24**

 4  2  2

Distance **0.18km**



136 MORISON ROAD CLYDE VIC 3978

Sold Price

\$701,000 Sold Date **04-Jun-24**

 4  2  2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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