

## 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

45 WYNNSTAY STREET 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Clyde

Period-from

01 Feb 2023

to

31 Jan 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 15 LANCELOT AVENUE CLYDE VIC 3978         | \$1,060,000 | 20-Nov-23 |
| 37 WESTBOURNE STREET CLYDE NORTH VIC 3978 | \$1,100,000 | 18-Oct-23 |
| 6 CARIBBEAN CIRCUIT CLYDE VIC 3978        | \$1,180,000 | 26-Oct-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.~~

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**15 LANCELOT AVENUE CLYDE VIC 3978**

Sold Price

**\$1,060,000**

Sold Date

**20-Nov-23**



5



3



2

Distance

**0.21km**



**37 WESTBOURNE STREET CLYDE NORTH VIC 3978**

Sold Price

**\$1,100,000**

Sold Date

**18-Oct-23**



4



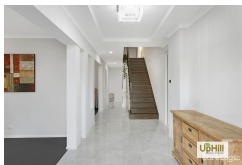
3



2

Distance

**0.64km**



**6 CARIBBEAN CIRCUIT CLYDE VIC 3978**

Sold Price

<sup>RS</sup> **\$1,180,000** <sup>UN</sup>

Sold Date

**26-Oct-23**



4



4



2

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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