

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

9 SALTBREEZE CIRCUIT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Clyde

Period-from

01 Dec 2023

to

30 Nov 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

3 SALTBREEZE CIRCUIT CLYDE VIC 3978	\$611,500	29-Jul-24
10 SWITCH STREET CLYDE VIC 3978	\$600,000	16-Aug-24
66 BONA VISTA RISE CLYDE VIC 3978	\$600,000	24-Oct-24

OR

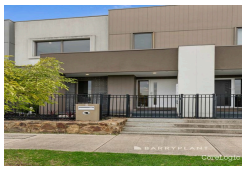
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 December 2024

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3 SALTBREEZE CIRCUIT CLYDE VIC 3978

 3  2  2

Sold Price

\$611,500

Sold Date

29-Jul-24

Distance

0.02km



10 SWITCH STREET CLYDE VIC 3978

 3  2  1

Sold Price

\$600,000

Sold Date

16-Aug-24

Distance

0.35km



66 BONA VISTA RISE CLYDE VIC 3978

 3  2  1

Sold Price

Sold Date

24-Oct-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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