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	13 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	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Clyde
Period-from	01 Sep 2022	to	31 Aug 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
29 BASELINE WAY CLYDE VIC 3978	$582,000	21-Jun-23
6 DAPHNE WALK CLYDE VIC 3978	$570,000	01-Sep-23
45 CREEKSIDE STREET CLYDE VIC 3978	$590,000	09-Jun-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: 09 September 2023

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29 BASELINE WAY CLYDE VIC 3978

3 2 2

Sold Price RS $582,000 Sold Date 21-Jun-23

Distance 0.23km



6 DAPHNE WALK CLYDE VIC 3978

3 2 2

Sold Price RS $570,000 Sold Date 01-Sep-23

Distance 0.58km



45 CREEKSIDE STREET CLYDE VIC 3978

3 2 2

Sold Price $590,000 Sold Date 09-Jun-23

Distance 1.89km

RS = Recent sale **UN** = Undisclosed Sale

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