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	40 VERBENA BOULEVARD 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	$599,999	~~or range between~~		&	

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
59 PICNIC AVENUE CLYDE NORTH VIC 3978	$592,500	14-Oct-24
8 SICILY ROAD CLYDE VIC 3978	$600,000	28-Oct-24
2 SEVE WALK CLYDE NORTH VIC 3978	$580,500	18-Sep-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: 12 December 2024

Matthew Ringeri
P 0359909523
M 0430574159
E matthew.ringeri@raywhite.com

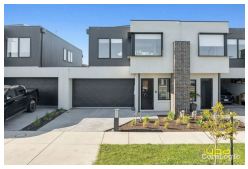


59 PICNIC AVENUE CLYDE NORTH VIC 3978

4 2 2

Sold Price **$592,500** Sold Date **14-Oct-24**

Distance **3.56km**

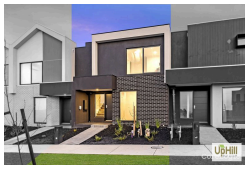


8 SICILY ROAD CLYDE VIC 3978

4 2 2

Sold Price RS **$600,000** Sold Date **28-Oct-24**

Distance **0.57km**



2 SEVE WALK CLYDE NORTH VIC 3978

3 2 2

Sold Price **$580,500** Sold Date **18-Sep-24**

Distance **0.55km**

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

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