Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
1 MISSISSIPPI AVENUE 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)						
\$599,000	*544 IIIII 5		•		&	
Median sale price (*Delete house or unit as applicable)						
\$398,000	Property type		Land	Suburb	Clyde	
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						
	1 MISSISSIPP e see consumer.vic \$599,000 pplicable) \$398,000 01 Feb 2023 cales (*Delete A properties sold with the representative of	1 MISSISSIPPI AVEN e see consumer.vic.gov.au \$599,000 pplicable) \$398,000 Prop 01 Feb 2023 to cales (*Delete A or B be properties sold within two of the representative consider	ales (*Delete A or B below as a properties sold within two kilometres on the representative considers to be most	1 MISSISSIPPI AVENUE CLYDE VICE e see consumer.vic.gov.au/underquoting (*D \$599,000 or range between pplicable) \$398,000 Property type 01 Feb 2023 to 31 Jan 2024 cales (*Delete A or B below as application properties sold within two kilometres of the pott's representative considers to be most comparison.	e see consumer.vic.gov.au/underquoting (*Delete single price \$599,000 or range between system) splicable) \$398,000 Property type Land 01 Feb 2023 to 31 Jan 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale of the property type representative considers to be most comparable to the price of the property for sale of the prope	1 MISSISSIPPI AVENUE CLYDE VIC 3978 e see consumer.vic.gov.au/underquoting (*Delete single price or range a \$599,000

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: 27 February 2024



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