

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 12 Trickett Street, Clyde, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$620,000 & \$680,000

Median sale price

Median price \$675,500 Property Type House Suburb Clyde (3978)
Period - From 01/04/2023 to 31/03/2024 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
129 ATHLETIC CIRCUIT, CLYDE VIC 3978	\$660,000	25/01/2024
3 CRITERION WAY, CRANBOURNE EAST VIC 3977	\$635,000	24/01/2024
133 ATHLETIC CIRCUIT, CLYDE VIC 3978	\$655,000	03/10/2023

This Statement of Information was prepared on: 03/04/2024