

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 Teviot Street 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

House

Suburb

Clyde

Period-from

01 Mar 2019

to

29 Feb 2020

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

71 Green Gully Road Clyde VIC 3978	\$800,500	22-Oct-18
15 Craddock Drive Clyde North VIC 3978	\$660,000	16-Jan-20
11 Capstone Street Clyde VIC 3978	\$720,000	27-Aug-19

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: 05 March 2020



71 Green Gully Road Clyde VIC 3978

Sold Price

\$800,500

Sold Date

22-Oct-18

4 2 2

Distance

0.04km



15 Craddock Drive Clyde North VIC 3978

Sold Price

\$660,000^{UN}

Sold Date

16-Jan-20

4 2 2

Distance

0.85km



11 Capstone Street Clyde VIC 3978

Sold Price

\$720,000

Sold Date

27-Aug-19

4 2 2

Distance

1km



21 Sloane Drive Clyde North VIC 3978

Sold Price

\$625,000

Sold Date

22-Jul-19

4 3 2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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