

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

6 Cavendish 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)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Clyde

Period-from

01 Jul 2019

to

30 Jun 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

3 Kamona Street Clyde VIC 3978	\$510,000	16-Dec-19
44 Bona Vista Rise Clyde VIC 3978	\$480,000	29-Apr-20
38 Bona Vista Rise Clyde VIC 3978	\$495,000	07-Mar-20

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 July 2020

**3 Kamona Street Clyde VIC 3978**

Sold Price

\$510,000

Sold Date

16-Dec-19

3 2 2

Distance

1.67km**44 Bona Vista Rise Clyde VIC 3978**

Sold Price

\$480,000

Sold Date

29-Apr-20

3 2 1

Distance

1.71km**38 Bona Vista Rise Clyde VIC 3978**

Sold Price

\$495,000

Sold Date

07-Mar-20

3 2 1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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