

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

21 Lucid Crescent 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

\$595,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Land

Suburb

Clyde

Period-from

01 Sep 2020

to

31 Aug 2021

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

17 Yellowstone Avenue Clyde VIC 3978	\$575,000	19-Apr-21
17 Walhallow Drive Clyde North VIC 3978	\$582,000	22-Jun-21
13 Bellman Avenue Clyde VIC 3978	\$610,000	09-Aug-21

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: 20 September 2021



17 Yellowstone Avenue Clyde VIC 3978

Sold Price

\$575,000

Sold Date

19-Apr-21

3

2

1

Distance

1.3km



17 Walhallow Drive Clyde North VIC 3978

Sold Price

\$582,000

Sold Date

22-Jun-21

4

2

1

Distance

1.51km



13 Bellman Avenue Clyde VIC 3978

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date

09-Aug-21

3

2

2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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