

## 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

9 ANNELLO WAY CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$874,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 GATHERING STREET CLYDE VIC 3978     | \$846,000 | 28-Oct-25 |
| 16 APPLEJACK BOULEVARD CLYDE VIC 3978 | \$840,000 | 07-Nov-25 |
| 17 PERCHERON WAY CLYDE NORTH VIC 3978 | \$884,000 | 28-Feb-26 |

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.~~

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**9 GATHERING STREET CLYDE VIC 3978**

4 2 2

Sold Price

**\$846,000**

Sold Date

**28-Oct-25**

Distance

**1.31km**



**16 APPLEJACK BOULEVARD CLYDE VIC 3978**

4 2 2

Sold Price

**\$840,000**

Sold Date

**07-Nov-25**

Distance

**2.37km**



**17 PERCHERON WAY CLYDE NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$884,000**

Sold Date

**28-Feb-26**

Distance

**2.22km**

RS = Recent sale

UN = Undisclosed Sale

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