

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

10 INDWE 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

\$896,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,500

Property type

House

Suburb

Clyde

Period-from

01 Oct 2023

to

30 Sep 2024

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

19 STRATHCONA AVENUE CLYDE VIC 3978	\$900,000	12-Sep-24
12 HOLSTEINER TERRACE CLYDE NORTH VIC 3978	\$950,000	18-Jun-24
10 BOTTLETREE ROAD BOTANIC RIDGE VIC 3977	\$905,000	04-Jun-24

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: 11 October 2024



**19 STRATHCONA AVENUE CLYDE
VIC 3978**

4 2 2

Sold Price

^{RS} **\$900,000**

Sold Date

12-Sep-24

Distance

0.73km



**12 HOLSTEINER TERRACE CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

\$950,000

Sold Date

18-Jun-24

Distance

1.81km



**10 BOTTLETREE ROAD BOTANIC
RIDGE VIC 3977**

4 2 2

Sold Price

\$905,000

Sold Date

04-Jun-24

Distance

3.95km



**65 HIGBURY ROAD CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

^{RS} **\$940,000**

Sold Date

03-Sep-24

Distance

4.73km

RS = Recent sale

UN = Undisclosed Sale

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