

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 Invermay Way, 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 \$740,000 & \$780,000

Median sale price

Median price \$679,950

Property type House

Suburb Narre Warren

Period - From 6/4/22

to 6/4/22

Source [Clyde Property Market, House Prices, Suburb Profile & Investment Data \(realestate.com.au\)](http://realestate.com.au)

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 six 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
1. 96 Yaralla Circuit, Clyde Vic 3978	\$779,900	20/04/2022
2. 11 Placid Avenue, Clyde Vic 3978	\$745,000	11/04/2022
3. 14 Invermay Way, Clyde Vic 3978	\$700,000	07/03/2022

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 six months.~~

This Statement of Information was prepared on: 26/04/2022