

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

88 WATERMAN DRIVE 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

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Clyde

Period-from

01 Apr 2022

to

31 Mar 2023

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

92 WATERMAN DRIVE CLYDE VIC 3978	\$755,000	03-Feb-23
19 RAVENSWOOD AVENUE CLYDE VIC 3978	\$722,000	12-Dec-22
10 INVERLOCH AVENUE CLYDE VIC 3978	\$735,000	24-Feb-23

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: 27 April 2023

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne



92 WATERMAN DRIVE CLYDE VIC 3978

Sold Price

\$755,000

Sold Date

03-Feb-23

4 2 2

Distance

0.03km



19 RAVENSWOOD AVENUE CLYDE VIC 3978

Sold Price

\$722,000

Sold Date

12-Dec-22

4 2 2

Distance

0.32km



10 INVERLOCH AVENUE CLYDE VIC 3978

Sold Price

\$735,000

Sold Date

24-Feb-23

4 2 2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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