

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

3 VIVACE AVENUE 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2024

to

31 Jul 2025

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

3 STOCKFIELD AVENUE CLYDE VIC 3978	\$818,000	30-Jun-25
49 KAMONA STREET CLYDE VIC 3978	\$880,000	02-Apr-25
8 CAXTON CLOSE CLYDE VIC 3978	\$885,000	26-Jun-25

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: 06 August 2025



3 STOCKFIELD AVENUE CLYDE VIC 3978 Sold Price **\$818,000** Sold Date **30-Jun-25**

 4  3  2

Distance **3.05km**



49 KAMONA STREET CLYDE VIC 3978 Sold Price **\$880,000** Sold Date **02-Apr-25**

 5  2  2

Distance **4.4km**



8 CAXTON CLOSE CLYDE VIC 3978 Sold Price ^{RS} **\$885,000** Sold Date **26-Jun-25**

 5  3  2

Distance **3.23km**

RS = Recent sale **UN** = Undisclosed Sale

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