

## 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 FAIRWEATHER STREET CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Commercial

Suburb

Clyde

Period-from

01 Jul 2024

to

30 Jun 2025

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

7 VULPINE STREET CLYDE VIC 3978	\$705,000	13-Feb-25
6 CODA WAY CLYDE VIC 3978	\$710,000	20-Jan-25
32 PIERO STREET CLYDE VIC 3978	\$705,000	14-Apr-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.~~

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Matthew Ringeri  
P 0359909523  
M 0430574159  
E matthew.ringeri@raywhite.com



**7 VULPINE STREET CLYDE VIC 3978**

4 2 2

Sold Price **\$705,000** Sold Date **13-Feb-25**

Distance **0.09km**



**6 CODA WAY CLYDE VIC 3978**

4 2 2

Sold Price **\$710,000** Sold Date **20-Jan-25**

Distance **0.25km**



**32 PIERO STREET CLYDE VIC 3978**

4 2 2

Sold Price <sup>RS</sup> **\$705,000** Sold Date **14-Apr-25**

Distance **0.66km**

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

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