## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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71 KARULA CIRCUIT CLYDE VIC 3978						
e see consumer.vio	c.gov.aı	u/underquotir	ng (*E	Delete single pric	e or range a	s applicable)
		or range between		\$749,000	&	\$799,000
Median sale price (*Delete house or unit as applicable)						
\$695,000	Property type		House	Suburb	Clyde	
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						
	e see consumer.vice  pplicable)  \$695,000  01 Jul 2024  sales (*Delete A	e see consumer.vic.gov.a  pplicable)  \$695,000 Prop  01 Jul 2024 to  sales (*Delete A or B   properties sold within two ht's representative considerations.	e see consumer.vic.gov.au/underquotir or range between  pplicable)  \$695,000 Property type  01 Jul 2024 to 30 Jun 20  sales (*Delete A or B below as a properties sold within two kilometres of ot's representative considers to be most	e see consumer.vic.gov.au/underquoting (*E or range between  pplicable)  \$695,000 Property type  01 Jul 2024 to 30 Jun 2025  sales (*Delete A or B below as application properties sold within two kilometres of the party representative considers to be most comparison.	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$749,000  pplicable)  \$695,000 Property type House  01 Jul 2024 to 30 Jun 2025 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price of the property for the	e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$749,000 &  pplicable)  \$695,000 Property type House Suburb  01 Jul 2024 to 30 Jun 2025 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6-nt's representative considers to be most comparable to the property for sale

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: 16 July 2025



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