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	35 APPLEJACK BOULEVARD 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	House	Suburb	Clyde
Period-from	01 Jul 2024	to	30 Jun 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
7 CHRYSALIS CRESCENT CLYDE VIC 3978	$802,000	18-Jun-25
42 GALVESTON ROAD CLYDE VIC 3978	$820,000	05-May-25
36 UNISON DRIVE CLYDE VIC 3978	$800,000	04-Feb-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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Angelia Williams
P 03 8905 2699
M 0423 567 703
E angeliaw@barryplant.com.au



7 CHRYSALIS CRESCENT CLYDE VIC 3978

4 2 2

Sold Price RS $802,000 Sold Date 18-Jun-25

Distance 0.15km



42 GALVESTON ROAD CLYDE VIC 3978

4 2 2

Sold Price $820,000 Sold Date 05-May-25

Distance 0.45km



36 UNISON DRIVE CLYDE VIC 3978

4 2 2

Sold Price $800,000 Sold Date 04-Feb-25

Distance 0.53km

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

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