

## 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

1406/25S BELLS ROAD CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$429,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Land

Suburb

Clyde

Period-from

01 Dec 2022

to

30 Nov 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

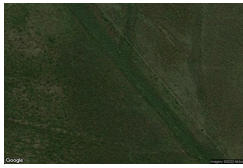
Date of sale

LOT 618 LAVELLO STREET CLYDE VIC 3978	\$399,000	04-Oct-23
113 RIVERLAND ROAD CLYDE VIC 3978	\$402,000	04-Sep-23
LOT 1728 ZION PARADE CLYDE VIC 3978	\$443,000	14-Aug-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: 08 December 2023



**LOT 618 LAVELLO STREET CLYDE  
VIC 3978**

Sold Price

**\$399,000**

Sold Date

**04-Oct-23**

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Distance

**0.7km**



**113 RIVERLAND ROAD CLYDE VIC  
3978**

Sold Price

**\$402,000**

Sold Date

**04-Sep-23**

 -  -  -

Distance

**0.83km**



**LOT 1728 ZION PARADE CLYDE  
VIC 3978**

Sold Price

**\$443,000**

Sold Date

**14-Aug-23**

 -  -  -

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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