

## 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

LOT 1726 ZION PARADE 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

\$375,000

&

\$412,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

Suburb

Clyde

Period-from

01 May 2023

to

30 Apr 2024

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 818 MONTAGNA DRIVE CLYDE VIC 3978	\$404,000	12-Dec-23
5 THREDBO CRESCENT CLYDE VIC 3978	\$370,000	21-Dec-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: 31 May 2024

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**LOT 818 MONTAGNA DRIVE CLYDE VIC 3978** Sold Price **\$404,000** Sold Date **12-Dec-23**

 -  -  -

Distance **0.94km**



**5 THREDBO CRESCENT CLYDE VIC 3978** Sold Price **\$370,000** Sold Date **21-Dec-23**

 4  2  2

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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