

# 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 917/39 Pobblebonk Crescent, Clyde North Vic 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$348,000

### Median sale price

Median price

\$430,000

Property Type

Vacant land

Suburb

Clyde North

Period - From

30/07/2023

to

29/07/2024

Source

REIV

### 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 six 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
1	36 Pobblebonk Cr CLYDE NORTH 3978	\$340,000	08/05/2024
2			
3			

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 six months.

This Statement of Information was prepared on:

30/07/2024 12:57



**Property Type:** Land  
**Land Size:** 313 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$348,000  
**Median Land Price**  
30/07/2023 - 29/07/2024: \$430,000

## Comparable Properties

**36 Pobblebonk Cr CLYDE NORTH 3978 (VG)** **Agent Comments**



**Price:** \$340,000  
**Method:** Sale  
**Date:** 08/05/2024  
**Property Type:** Land  
**Land Size:** 285 sqm approx

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 six months.

