

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

3 Malvi Road, Clyde North Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$475,000

Median sale price

Median price \$409,950

Property Type Vacant land

Suburb Clyde North

Period - From 10/01/2023

to 09/01/2024

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	9 Scholtz Dr CLYDE NORTH 3978	\$497,000	16/10/2023
2	20 Berrenda St CLYDE NORTH 3978	\$489,000	22/08/2023
3	19 Ziga St CLYDE NORTH 3978	\$463,450	22/09/2023

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:

10/01/2024 12:49



Property Type: Land
Land Size: 447 sqm approx
 Agent Comments

Indicative Selling Price
 \$475,000
Median Land Price
 10/01/2023 - 09/01/2024: \$409,950

Comparable Properties

9 Scholtz Dr CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$497,000
Method: Sale
Date: 16/10/2023
Property Type: Land
Land Size: 448 sqm approx



20 Berrenda St CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$489,000
Method: Sale
Date: 22/08/2023
Property Type: Land
Land Size: 448 sqm approx

19 Ziga St CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$463,450
Method: Sale
Date: 22/09/2023
Property Type: Land
Land Size: 448 sqm approx

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