

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

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)

| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Land Lot 2101                                | \$485,000    | Or range between | \$*         | & | \$           |
| Land Lot 2102                                | \$485,000    | Or range between | \$*         | & | \$           |
| Land Lot 2103                                | \$485,000    | Or range between | \$*         | & | \$           |
| Land Lot 2104                                | \$480,000    | Or range between | \$*         | & | \$           |
| Land Lot 2105                                | \$425,000    | Or range between | \$*         | & | \$           |
| Land Lot 2106                                | \$455,000    | Or range between | \$*         | & | \$           |
| Land Lot 2107                                | \$458,000    | Or range between | \$*         | & | \$           |
| Land Lot 2108                                | \$455,000    | Or range between | \$*         | & | \$           |

### Suburb unit median sale price

Median price

\$390,000

Suburb

Clyde

Period - From

01 Jul 2024

To

30 Jun 2025

Source

Cotality

**Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any) did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1960**

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

|           |                                   |                     |           |           |
|-----------|-----------------------------------|---------------------|-----------|-----------|
| Land Lots | 1 16 EMBER STREET CLYDE VIC       | \$330,000 25-Mar-24 | \$335,000 | 21-Mar-24 |
|           | 2 223 CANN STREET CLYDE VIC       | 3978                | \$330,000 | 25-Mar-24 |
|           | 3 3978 38 WATSONIA LANE CLYDE VIC | 3978                | \$344,600 | 01-May-25 |

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

08/09/2025