

# 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 435 Chance Way, Clyde North 3978

### Indicative selling price

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

Single price \$\*415,000

### Median sale price

Median price \$ 729,900

Property type House

Suburb Clyde North

Period - From 1/24

to

12/24

Source Realestate.com.au

### Comparable property sales

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
Lot 2611 Echo Street, Clyde North 3978	\$ 426,000	28/10/24
Lot 119 Cape Street, Clyde North 3978	\$ 439,000	30/10/24
Lot 341 Chance Way, Clyde North 3978	\$ 415,000	21/11/24

This Statement of Information was prepared on: 31/1/25