

## Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property for sale:

Address: 45 Rivella Drive, Clyde North

### Indicative selling price

Price Range: \$770,000 to \$830,000

### Median Sale Price

Median Price \$745,000      Property Type: House      Suburb: Clyde North

Period:      01 April 2025- 31 March 2026      Source: Cotality

### Comparable property sales

Address of comparable property	Price	Date of Sale
89 Yeungroon Blvd, Clyde North	\$815,000	03-Mar-26
19 Scenery, Drive Clyde North	\$835,000	06-Mar-26
7 Redfield St Clyde North	\$800,000	15-Apr-26

This statement of information was prepared by Gary Dhariwal

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