

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 91 Bimberry Circuit, Clyde

Indicative selling price

Range between: \$600,000 to \$660,000

Median sale price

Median Price: \$492,500 House Suburb: Clyde

Period - From: December 1st 2016 to November 30th 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



23 Trickett Street Clyde

4 Bed 2 Bath 2 Car

Sold \$644,950
Date Sold 26/01/18
Land 511 SqM



23 Lothbury Drive Clyde North

4 Bed 2 Bath 2 Car

Sold \$660,000
Date Sold 16/10/17
Land 507 SqM



25 Tawleed Grove Clyde North

4 Bed 2 Bath 2 Car

Sold \$612,000
Date Sold 22/01/18
Land 415SqM