

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

37/A Bellario Circuit, Clyde North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

564,900

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 432,500

*House

Y

Unit

Suburb
or locality Clyde North

Period - From 1/1/2016

to 1/1/2017

Source Core Logic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
17 Lonarto Avenue Clyde North, VIC, 3978	\$514,900	1 Aug 2016
21 Lonarto Avenue Clyde North, VIC, 3978	\$524,900	7 Jun 2016
25 Lonarto Avenue Clyde North, VIC, 3978	\$459,900	9 Aug 2016