

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

70 Bona Vista Rise, Clyde, VIC 3978

### Indicative selling price

Single Price or Range between

**\$460,000 - \$486,000**

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

### Median sale price

Median Price

**\$526,500**

Property Type

**House**

Suburb

**CLYDE**

Period From

**28/03/2019**

Period To

**24/09/2019**

Source

**Core Logic**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



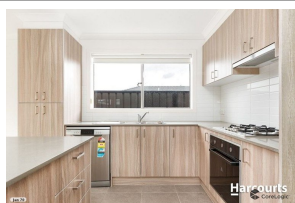
**31 CHESNEY CIRCUIT  
CLYDE**

3 2 2

Price \$475,000

Date of Sale 06/08/2019

Land 312 sqm



**15 FREIBERGER GROVE  
CLYDE NORTH**

3 2 2

Price \$477,000

Date of Sale 27/06/2019

Land 351 sqm



**12 TIN ALLEY AVENUE  
CLYDE**

3 2 2

Price \$462,000

Date of Sale 24/06/2019

Land 307 sqm