

Statement of Information

Sections 47AF of the Estate Agents Act 1980

52 Flowerbloom Crescent, CLYDE NORTH 3978

House

 4 beds

 2 baths

 2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 888,800

Median sale price

Median **House** for **Clyde North** for period **Mar 2016 - Mar 2017**
Sourced from **Pricefinder**.

\$ 459,900

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.


48 Riverstone Bvd, Price \$ 802,000 Sold 18 February 2017
Clyde North 3978

58 Flowerbloom Cres, Price \$ 810,000 Sold 16 January 2017
Clyde North 3978

64 Flowerbloom Cres, Price \$ 840,000 Sold 07 December 2016
Clyde North 3978

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

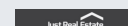
Contact agents

 **Barry Erlenwein**

9 70 7 3322

0 409 324 180

barry@justrealestate.com.au



Just Real Estate

Suite 10, 26-28 Verdun Drive,
Narre Warren VIC 3805