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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

8 Bernfae Avenue Clyde VIC 3978

3 2 2

### Indicative Selling Price

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

Range between \$500,000 & \$550,000

### Median Sale Price

\$505,000 Houses in Clyde between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**9 Hartleigh Street Clyde VIC 3978** Sold Price **\$500,000** Sold Date **25-Jan-19**  
 3 2 2 Distance **0.24km**



**13 Strikeline Crescent Clyde North VIC 3978** Sold Price **\$531,500** Sold Date **05-Feb-19**  
 3 2 2 Distance **0.74km**



**33 Trainers Way Clyde North VIC 3978** Sold Price **\$525,000** Sold Date **27-Feb-19**  
 3 2 2 Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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