

# STATEMENT OF INFORMATION

3 FLOWERBLOOM CRESCENT, CLYDE NORTH, VIC 3978

PREPARED BY MICHAEL STUDD, JIM BYRNE REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 3 FLOWERBLOOM CRESCENT, CLYDE

5 2 2

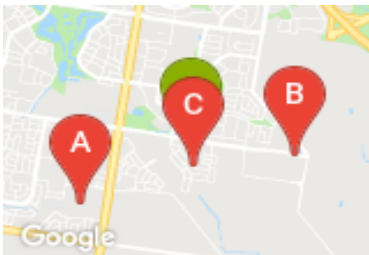
#### Indicative Selling Price

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

Price Range: **\$803,000 to \$883,000**

Provided by: Michael Studd, Jim Byrne Real Estate

## MEDIAN SALE PRICE



### CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

**\$614,900**

01 April 2018 to 30 September 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres 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.



### 33 TRILLIUM BVD, CRANBOURNE NORTH, VIC

5 3 2

#### Sale Price

**\$750,050**

Sale Date: 29/07/2018

Distance from Property: 1.6km



### 14 PASTURE CCT, CLYDE NORTH, VIC 3978

5 4 2

#### Sale Price

**\$952,000**

Sale Date: 05/06/2018

Distance from Property: 1.4km



### 47 SERENE WAY, CLYDE NORTH, VIC 3978

4 2 3

#### Sale Price

**\$835,000**

Sale Date: 11/09/2018

Distance from Property: 264m



This report has been compiled on 22/11/2018 by Jim Byrne Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 FLOWEBLOOM CRESCENT, CLYDE NORTH, VIC 3978

### Indicative selling price

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

Price Range:

\$803,000 to \$883,000

### Median sale price

Median price

\$614,900

House

☒

Unit

☐

Suburb

CLYDE NORTH

Period

01 April 2018 to 30 September 2018

Source

  
pricefinder

### Comparable property sales

These are the three properties sold within two kilometres 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.

#### Address of comparable property

#### Price

#### Date of sale

|   |           |            |
|---|-----------|------------|
| 33 TRILLIUM BVD, CRANBOURNE NORTH, VIC 3977 | \$750,050 | 29/07/2018 |
| 14 PASTURE CCT, CLYDE NORTH, VIC 3978       | \$952,000 | 05/06/2018 |
| 47 SERENE WAY, CLYDE NORTH, VIC 3978        | \$835,000 | 11/09/2018 |