Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 66 Reef Circuit, Clyde Vic 3978

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$320,000		&		\$340,000			
Median sale p	rice							
Median price	\$342,500	Pro	operty Type	Vac	ant land		Suburb	Clyde
Period - From	21/08/2023	to	20/08/2024		So	ource	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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
1		
2		
3		

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/08/2024 16:10









Property Type: Land Land Size: 262 sqm approx Agent Comments Indicative Selling Price \$320,000 - \$340,000 Median Land Price 21/08/2023 - 20/08/2024: \$342,500

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Gem Realty





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