

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4, Bellhaven Circuit, Clyde North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$574900

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$ \$432,500

*House

Y

Suburb
or locality

Clyde North

Period - From

1/1/2016

to

1/1/2017

Source

Core logic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

11 Belcam Circuit Clyde North,	\$ 654,900	15/11/2016
17, Belcam Circuit, Clyde North	\$ 634,900	27/9/2016
21, Belcam Circuit, Clyde North	\$ 629,900	29/9/2016