

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Bimberry Circuit Clyde VIC 3978

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

*House

X

*Unit

Suburb

Clyde

Period-from

01 Jan 2018

to

31 Dec 2018

Source

Corelogic

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 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

32 Cradle Avenue Clyde VIC 3978	\$550,000	24-Jul-18
47 Bimberry Circuit Clyde VIC 3978	\$537,000	06-Aug-18
55 Heybridge Street Clyde VIC 3978	\$540,000	17-Sep-18

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.~~

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OBrien Real Estate

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32 Cradle Avenue Clyde VIC 3978

Sold Price

\$550,000

Sold Date

24-Jul-18

4 2 2

Distance

0.17km



47 Bimberry Circuit Clyde VIC 3978

Sold Price

\$537,000

Sold Date

06-Aug-18

4 2 2

Distance

0.29km



55 Heybridge Street Clyde VIC 3978

Sold Price

\$540,000

Sold Date

17-Sep-18

4 2 2

Distance

0.43km

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