

STATEMENT OF INFORMATION

14 RIMMERY CIRCLF, CLYDE, MD 20778

PREPARED BY SPECTRA REAL ESTATE, INC. 01/01/2022



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 BIMBERRY CIRCUIT, CLYDE, VIC 3978

3 2 2

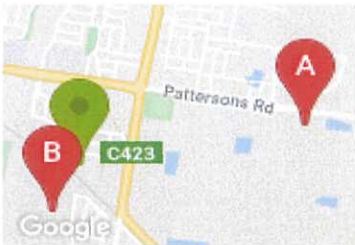
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$490,000 to \$520,000

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



CLYDE, VIC, 3978

Suburb Median Sale Price (House)

\$510,000

01 October 2018 to 31 March 2019

Provided by: pricefinder

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.



32 ROTHSCILD AVE, CLYDE, VIC 3978

4 2 2

Sale Price

***\$510,000**

Sale Date: 06/05/2019

Distance from Property: 1.6km



3 LEVENDALE ST, CLYDE, VIC 3978

4 2 2

Sale Price

\$506,500

Sale Date: 17/03/2019

Distance from Property: 377m



This report has been compiled on 26/06/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14 BIMBERRY CIRCUIT, CLYDE, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$490,000 to \$520,000

Median sale price

Median price

\$510,000

House

X

Unit

Suburb

CLYDE

Period

01 October 2018 to 31 March 2019

Source

pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
32 ROTHSCHILD AVE, CLYDE, VIC 3978	*\$510,000	06/05/2019
3 LEVENDALE ST, CLYDE, VIC 3978	\$506,500	17/03/2019