

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 BELLMAN AVENUE 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

\$699,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Clyde

Period-from

01 Aug 2022

to

31 Jul 2023

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 6 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

88 WATERMAN DRIVE CLYDE VIC 3978	\$752,500	01-Jun-23
8 PUMP HOUSE CRESCENT CLYDE VIC 3978	\$785,000	08-Jun-23
27 CAVENDISH AVENUE CLYDE VIC 3978	\$735,000	22-Jun-23

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 6 months.~~

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88 WATERMAN DRIVE CLYDE VIC 3978

Sold Price

\$752,500

Sold Date

01-Jun-23

4 2 2

Distance

0.43km



8 PUMP HOUSE CRESCENT CLYDE VIC 3978

Sold Price

\$785,000

Sold Date

08-Jun-23

4 2 2

Distance

0.71km



27 CAVENDISH AVENUE CLYDE VIC 3978

Sold Price

\$735,000

Sold Date

22-Jun-23

4 2 2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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