

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



86 BIMBERRY CIRCUIT, CLYDE, VIC 3978

 3  2  1

Indicative Selling Price

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

Price Range: **\$430,000 to \$460,000**

Provided by: Declan McAuliffe, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CLYDE, VIC, 3978

Suburb Median Sale Price (House)

\$479,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



119 SELANDRA BVD, CLYDE NORTH, VIC 3978

 3  2  1

Sale Price

***\$455,000**

Sale Date: 21/09/2017

Distance from Property: 899m



54 BONA VISTA RISE, CLYDE, VIC 3978

 3  2  1

Sale Price

\$462,000

Sale Date: 04/08/2017

Distance from Property: 830m



11 FALABELA RD, CLYDE NORTH, VIC 3978

 3  2  1

Sale Price

***\$455,000**

Sale Date: 28/07/2017

Distance from Property: 884m



This report has been compiled on 04/10/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

86 BIMBERRY CIRCUIT, CLYDE, VIC 3978

Indicative selling price

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

Price Range: \$430,000 to \$460,000

Median sale price

Median price \$479,000

House

Unit

Suburb CLYDE

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
119 SELANDRA BVD, CLYDE NORTH, VIC 3978	*\$455,000	21/09/2017
54 BONA VISTA RISE, CLYDE, VIC 3978	\$462,000	04/08/2017
11 FALABELA RD, CLYDE NORTH, VIC 3978	*\$455,000	28/07/2017