

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)

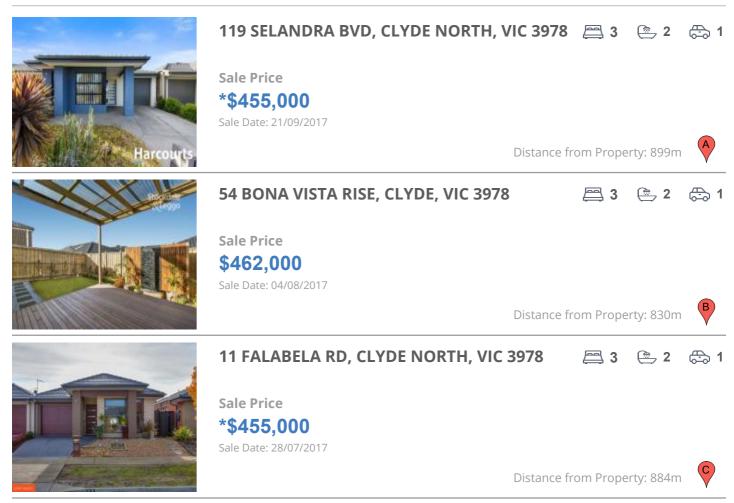
\$479,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



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

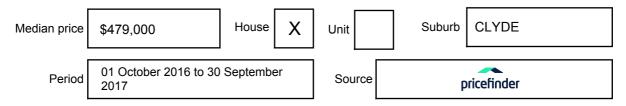
Indicative selling price

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Price Range:

\$430,000 to \$460,000

Median sale price



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

