

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

23 Grande Belmont 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Clyde

Period-from

01 Jul 2019

to

30 Jun 2020

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

29 Wilandra Way Clyde VIC 3978	\$609,900	13-Jan-20
14 Lancelot Avenue Clyde VIC 3978	\$598,000	15-Mar-20
14 Rotary Street Clyde VIC 3978	\$604,900	19-Apr-20

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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29 Wilandra Way Clyde VIC 3978

Sold Price

\$609,900

Sold Date

13-Jan-20

4 2 2

Distance

2.19km



14 Lancelot Avenue Clyde VIC 3978

Sold Price

\$598,000

Sold Date

15-Mar-20

4 2 2

Distance

1.91km



14 Rotary Street Clyde VIC 3978

Sold Price

\$604,900

Sold Date

19-Apr-20

4 2 2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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