

---

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

---

PROPERTY OFFERED FOR SALE

**30 BIMBERRY CIRCUIT, Clyde, VIC 3978**

---

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$595,000 & \$625,000**

---

MEDIAN SALE PRICE

**Median price \$539,575 | House | Clyde (3978)**

**Period - From 1 January 2018 to 5 February 2018 | Source - realestate.com.au**

---

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
<b>20 GELDERLAND DRIVE, CLYDE NORTH VIC 3978</b>	<b>\$570,000</b>	<b>16/10/2017</b>
<b>5 PELION AVENUE, CLYDE VIC 3978</b>	<b>\$565,000</b>	<b>12/11/2017</b>
<b>4 KELTON AVENUE, CLYDE NORTH VIC 3978</b>	<b>\$585,000</b>	<b>12/11/2017</b>