

# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

33 Bellario Circuit, Clyde North  
34 Bellario Circuit, Clyde North  
35 Bellario Circuit, Clyde North  
36 Bellario Circuit, Clyde North  
37 Bellario Circuit, Clyde North  
37/1 Bellario Circuit, Clyde North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price	569,900 489,900 574,900 574,900 489,900 564,900	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median price	\$ 432,500	*House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	Clyde North
Period - From	1/1/2016	to	1/1/2017	Source	Core Logic		

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
17 Lonarto Avenue Clyde North, VIC, 3978	\$514,900	1 Aug 2016
21 Lonarto Avenue Clyde North, VIC, 3978	\$524,900	7 Jun 2016
25 Lonarto Avenue Clyde North, VIC, 3978	\$459,900	9 Aug 2016