

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 32 Fleuve Rise, CLYDE NORTH 3978

### Indicative selling price

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

**Range \$580,000 - \$620,000**

### Median sale price

Median **House** for **CLYDE NORTH** for period **Oct 2018 - Sep 2019**

Sourced from **CoreLogic**.

**\$582,500**

### 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 the most comparable to the property for sale.

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|--|--|
| <b>24 Green Gully Road,</b><br>Clyde 3978          | Price <b>\$605,000</b> Sold 07 May 2019  |
| <b>106 Selandra Boulevard,</b><br>Clyde North 3978 | Price <b>\$590,000</b> Sold 01 July 2019 |
| <b>6 Turano Way,</b><br>Clyde North 3978           | Price <b>\$590,000</b> Sold 14 July 2019 |

This Statement of Information was prepared on 24th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

House



4 beds



2 baths



2 parking

### Grant's Estate Agents - Berwick

3a Gloucester Ave,  
BERWICK VIC 3806

### Contact agents



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