



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**13 Flemington Way,  
CLYDE NORTH 3978**

House



4 beds



2 baths



1 parking

### Indicative selling price

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

**Range \$490,000 - \$530,000**

### Median sale price

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

Sourced from **RP Data**.

**\$582,500**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**22 Canyon Avenue,**  
Clyde 3978

Price **\$560,000** Sold 16  
August 2019

**3 Ventasso Street,**  
Clyde North 3978

Price **\$570,000** Sold 23 July  
2019

**14 Gelderland Drive,**  
Clyde North 3978

Price **\$550,000** Sold 01 July  
2019

This Statement of Information was prepared on 10th 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 RP Data.

### YPA Estate Agents Cranbourne

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### Contact agents



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