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	50 GRANDE BELMOND 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	$730,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Clyde
Period-from	01 Jun 2022	to	31 May 2023	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
56 GRANDE BELMOND AVENUE CLYDE VIC 3978	$740,000	06-Jun-23
29 ATHLETIC CIRCUIT CLYDE VIC 3978	$770,000	17-May-23
11 GUINEAS STREET CRANBOURNE EAST VIC 3977	$770,000	12-Apr-23

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.~~

This Statement of Information was prepared on: 20 June 2023

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56 GRANDE BELMOND AVENUE CLYDE VIC 3978

4 2 2

Sold Price RS $740,000 Sold Date 06-Jun-23

Distance 0.05km



29 ATHLETIC CIRCUIT CLYDE VIC 3978

4 2 2

Sold Price RS $770,000 Sold Date 17-May-23

Distance 0.74km



11 GUINEAS STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price Sold Date 12-Apr-23

Distance 0.96km

RS = Recent sale **UN** = Undisclosed Sale

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