



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23 Fleuve Rise, CLYDE NORTH 3978

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$500,000 - \$535,000**

### Median sale price

Median **House** for **Clyde North** for period **Jan 2017 - May 2017**  
Sourced from **RP Data**.

**\$432,500**

### Comparable property sales

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 the most comparable to the property for sale.

**24 Fleuve Rise**,  
Clyde North 3978

**Price \$520,117** Sold 20 February 2017

**42 Falabela Road**,  
Clyde North 3978


**Price \$515,000** Sold 30 November 2016

**26 Falabela Road**,  
Clyde North 3978

**Price \$505,000** Sold 23 January 2017

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.

### Contact agents

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