

STATEMENT OF INFORMATION

65 EVERARD AVENUE, CLYDE NORTH, VIC 3978

PREPARED BY DILSHAN WIJERATHNE, WISE GROUP, PHONE: 0402 696 602

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 EVERARD AVENUE, CLYDE NORTH,

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: 627,400

Provided by: Dilshan Wijerathne, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$470,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



23 LOTHBURY DR, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$660,000

Sale Date: 16/10/2017

Distance from Property: 524m



9 SLOANE DR, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$564,900

Sale Date: 13/09/2017

Distance from Property: 177m



6 LUCERO DR, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$572,000

Sale Date: 25/08/2017

Distance from Property: 66m



This report has been compiled on 02/01/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

65 EVERARD AVENUE, CLYDE NORTH, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

627,400

Median sale price

Median price

\$470,000

House

Unit

Suburb

CLYDE NORTH

Period

01 January 2017 to 31 December 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23 LOTHBURY DR, CLYDE NORTH, VIC 3978	\$660,000	16/10/2017
9 SLOANE DR, CLYDE NORTH, VIC 3978	\$564,900	13/09/2017
6 LUCERO DR, CLYDE NORTH, VIC 3978	\$572,000	25/08/2017