

STATEMENT OF INFORMATION

60 CLYDEVALE AVENUE, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 CLYDEVALE AVENUE, CLYDE NORTH,  4  2  2

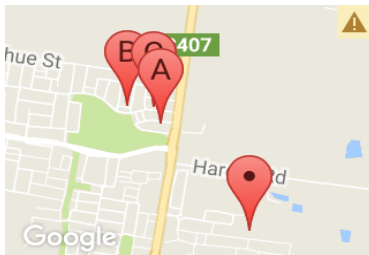
Indicative Selling Price

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

Price Range:

Provided by: Madhawa Hewawasam, 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.



9 CAMPASPE ST, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$558,000

Sale Date: 27/09/2017

Distance from Property: 960m



3 GLENELG ST, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$555,000

Sale Date: 22/08/2017

Distance from Property: 1.2km



65 FRANKLAND ST, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$550,000

Sale Date: 09/07/2017

Distance from Property: 1.1km



This report has been compiled on 04/01/2018 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

60 CLYDEVALE AVENUE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

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
9 CAMPASPE ST, CLYDE NORTH, VIC 3978	\$558,000	27/09/2017
3 GLENELG ST, CLYDE NORTH, VIC 3978	\$555,000	22/08/2017
65 FRANKLAND ST, CLYDE NORTH, VIC 3978	\$550,000	09/07/2017