

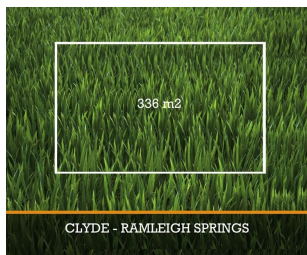
## STATEMENT OF INFORMATION

37 KERSHOPE VIEW, CLYDE NORTH, VIC 3978

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**37 KERSHOPE VIEW, CLYDE NORTH, VIC**

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**Indicative Selling Price**

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

**Price Range: 485,000 to 535,000**

Provided by: Shan Dias, Wise Group

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

**Suburb Median Sale Price (House)**

**\$465,000**

01 July 2016 to 30 June 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.



**12 MONTEVIDEO LANE, CLYDE NORTH, VIC**

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**Sale Price**

**\$440,000**

Sale Date: 29/05/2017

Distance from Property: 932m



**6 MURPHY ST, CLYDE NORTH, VIC 3978**

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**Sale Price**

**\$740,000**

Sale Date: 16/06/2017

Distance from Property: 1.2km



**14 MONTEVIDEO LANE, CLYDE NORTH, VIC**

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**Sale Price**

**\$550,000**

Sale Date: 03/06/2017

Distance from Property: 927m



This report has been compiled on 25/09/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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3 CUBBIE WAY, CLYDE NORTH, VIC 3978

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Sale Price

**\$480,000**

Sale Date: 03/05/2017

Distance from Property: 353m



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

37 KERSHOPE VIEW, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

485,000 to 535,000

Median sale price

Median price

\$465,000

House

X

Unit

Suburb

CLYDE NORTH

Period

01 July 2016 to 30 June 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 |
|-------------------------------------------|-----------|--------------|
| 12 MONTEVIDEO LANE, CLYDE NORTH, VIC 3978 | \$440,000 | 29/05/2017   |
| 6 MURPHY ST, CLYDE NORTH, VIC 3978        | \$740,000 | 16/06/2017   |
| 14 MONTEVIDEO LANE, CLYDE NORTH, VIC 3978 | \$550,000 | 03/06/2017   |
| 3 CUBBIE WAY, CLYDE NORTH, VIC 3978       | \$480,000 | 03/05/2017   |