pricefinder

STATEMENT OF INFORMATION

3 STONEMASON ROAD, CLYDE NORTH, VIC 3978

PREPARED BY ADMIN , WISE GROUP, PHONE: 87742908

pricefinder

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 STONEMASON ROAD, CLYDE NORTH, - - -

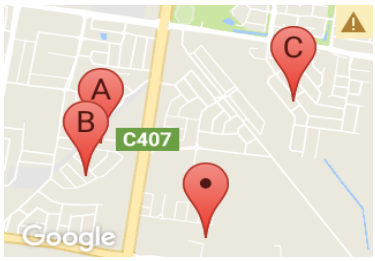
Indicative Selling Price

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

Price Range: **$615,000 to $630,000**

Provided by: Admin , Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

$455,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



33 ARBOURLEA BVD, CRANBOURNE NORTH, 4 2 2

Sale Price

$610,000

Sale Date: 11/12/2017

Distance from Property: 966m A



21 TILIA DR, CRANBOURNE NORTH, VIC 3977 4 2 2

Sale Price

***$647,000**

Sale Date: 13/01/2018

Distance from Property: 901m B



42 RIVERSTONE BVD, CLYDE NORTH, VIC 3978 4 2 2

Sale Price

***$677,000**

Sale Date: 16/04/2018

Distance from Property: 1.1km C

This report has been compiled on 27/04/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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	3 STONEMASON ROAD, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:	$615,000 to $630,000

Median sale price

Median price	$455,000	House	X	Unit		Suburb	CLYDE NORTH
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

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
33 ARBOURLEA BVD, CRANBOURNE NORTH, VIC 3977	$610,000	11/12/2017
21 TILIA DR, CRANBOURNE NORTH, VIC 3977	*$647,000	13/01/2018
42 RIVERSTONE BVD, CLYDE NORTH, VIC 3978	*$677,000	16/04/2018