

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

32 LONGSHORE DRIVE, CLYDE NORTH, VIC 3978

PREPARED BY TONY, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 LONGSHORE DRIVE, CLYDE NORTH,



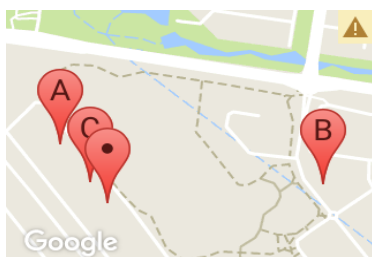
Indicative Selling Price

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

Price Range: 515,000 to 565,000

Provided by: Tony, Gr8 Est8 Agents

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (Vacant Land)

\$275,000

01 October 2016 to 30 September 2017

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.



14 LONGSHORE DR, CLYDE NORTH, VIC 3978



Sale Price

***\$512,000**

Sale Date: 09/08/2017

Distance from Property: 129m



1 RIVERSTONE BVD, CLYDE NORTH, VIC 3978



Sale Price

\$490,000

Sale Date: 10/10/2017

Distance from Property: 352m



26 LONGSHORE DR, CLYDE NORTH, VIC 3978



Sale Price

***\$440,000**

Sale Date: 04/12/2017

Distance from Property: 46m



This report has been compiled on 20/12/2017 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2017 - 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

32 LONGSHORE DRIVE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

515,000 to 565,000

Median sale price

Median price

\$275,000

House

Unit


Suburb

CLYDE NORTH

Period

01 October 2016 to 30 September 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
14 LONGSHORE DR, CLYDE NORTH, VIC 3978	*\$512,000	09/08/2017
1 RIVERSTONE BVD, CLYDE NORTH, VIC 3978	\$490,000	10/10/2017
26 LONGSHORE DR, CLYDE NORTH, VIC 3978	*\$440,000	04/12/2017