

STATEMENT OF INFORMATION

17 COCHIN DRIVE, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 COCHIN DRIVE, CLYDE NORTH, VIC

 -  -  -

Indicative Selling Price

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

Price Range: \$490,000 to \$510,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$457,500

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.



8 FALABELA RD, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$535,000

Sale Date: 04/07/2017

Distance from Property: 1.3km



17 HANOVERIAN ST, CLYDE NORTH, VIC 3978

 3  2  2

Sale Price

\$520,000

Sale Date: 07/08/2017

Distance from Property: 1.1km



9 SLOANE DR, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$564,900

Sale Date: 13/09/2017

Distance from Property: 1.5km



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

17 COCHIN DRIVE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

\$490,000 to \$510,000

Median sale price

Median price

\$457,500

House

X

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
8 FALABELA RD, CLYDE NORTH, VIC 3978	\$535,000	04/07/2017
17 HANOVERIAN ST, CLYDE NORTH, VIC 3978	\$520,000	07/08/2017
9 SLOANE DR, CLYDE NORTH, VIC 3978	\$564,900	13/09/2017