



STATEMENT OF INFORMATION

Prepared on 12 Jan 2018

Jim Byrne

P 1300 720 765

M 0411 837 355

E jim@jimbyrne.com.au

HOUSE Offered for Sale

12 Elmtree Crescent Clyde North VIC 3978

3 2 2

Indicative Selling Price

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

Range between \$500,000 & \$550,000

Median Sale Price

\$490,000 Houses in Clyde north between Jan 2017 - Dec 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



29 Macumba Drive Clyde North VIC 3978 Sold Price **\$587,000** Sold Date **29-Aug-17**

4 2 2

Distance **0.39km**



67 Macumba Drive Clyde North VIC 3978 Sold Price **\$572,500** Sold Date **22-Aug-17**

4 2 2

Distance **0.07km**



5 Cottongrass Avenue Clyde North VIC 3978 Sold Price **\$405,000** Sold Date **21-Aug-17**

4 2 2

Distance **1.57km**

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**13 Fenway Boulevard Clyde North
VIC 3978**

4 2 2

Sold Price

\$595,000

Sold Date

11-Oct-17

Distance

1.69km



**28 Fenway Boulevard Clyde North
VIC 3978**

4 2 2

Sold Price

\$625,500

Sold Date

09-Aug-17

Distance

1.63km

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