

STATEMENT OF INFORMATION

13 GILLYWEED AVENUE, CLYDE NORTH, VIC 3978

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 GILLYWEED AVENUE, CLYDE NORTH,  4  2  2

Indicative Selling Price

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

Price Range: \$620,000 to \$670,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$455,000

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.



17 FOREST DR, CLYDE NORTH, VIC 3978  4  2  2

Sale Price

\$670,000

Sale Date: 08/11/2017

Distance from Property: 259m



10 WALBROOK DR, CLYDE NORTH, VIC 3978  4  2  2

Sale Price

***\$621,000**

Sale Date: 06/11/2017

Distance from Property: 596m



21 CAMPASPE ST, CLYDE NORTH, VIC 3978  4  2  2

Sale Price

\$639,000

Sale Date: 04/11/2017

Distance from Property: 1km



This report has been compiled on 31/01/2018 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

13 GILLYWEED AVENUE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

\$620,000 to \$670,000

Median sale price

Median price

\$455,000

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
17 FOREST DR, CLYDE NORTH, VIC 3978	\$670,000	08/11/2017
10 WALBROOK DR, CLYDE NORTH, VIC 3978	*\$621,000	06/11/2017
21 CAMPASPE ST, CLYDE NORTH, VIC 3978	\$639,000	04/11/2017