

STATEMENT OF INFORMATION

1 FATHOM WAY, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA & DILSHAN, WISE GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 FATHOM WAY, CLYDE NORTH, VIC 3978  -  -  -

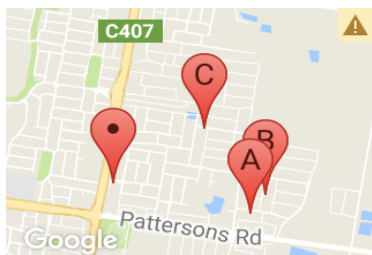
Indicative Selling Price

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

Price Range: \$370,000 to \$399,000

Provided by: Madhawa & Dilshan, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (Vacant Land)

\$288,000

01 January 2017 to 31 December 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.



10 SANDOWN PDE, CLYDE NORTH, VIC 3978

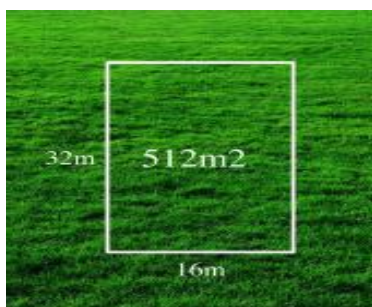
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Sale Price

***\$400,000**

Sale Date: 31/01/2018

Distance from Property: 915m



6 CUBBIE WAY, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$385,000

Sale Date: 15/11/2017

Distance from Property: 995m



59 SANDYMOUNT DR, CLYDE NORTH, VIC

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Sale Price

***\$375,000**

Sale Date: 20/12/2017

Distance from Property: 701m



This report has been compiled on 21/02/2018 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

1 FATHOM WAY, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

\$370,000 to \$399,000

Median sale price

Median price

\$288,000

House

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
10 SANDOWN PDE, CLYDE NORTH, VIC 3978	*\$400,000	31/01/2018
6 CUBBIE WAY, CLYDE NORTH, VIC 3978	\$385,000	15/11/2017
59 SANDYMOUNT DR, CLYDE NORTH, VIC 3978	*\$375,000	20/12/2017