

STATEMENT OF INFORMATION

23 WALBROOK DRIVE, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 WALBROOK DRIVE, CLYDE NORTH,

 4  2  2

Indicative Selling Price

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

Price Range: \$630,000 to \$650,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



Suburb Median Sale Price (House)

\$470,000

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: 620m



10 SCENIC AVE, CLYDE, VIC 3978

 4  2  2

Sale Price

***\$600,000**

Sale Date: 22/07/2017

Distance from Property: 1.1km



21 CAMPASPE ST, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

***\$639,000**

Sale Date: 04/11/2017

Distance from Property: 1.3km



This report has been compiled on 03/01/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



114 SELANDRA BVD, CLYDE NORTH, VIC 3978



4



2



2

Sale Price

\$615,000

Sale Date: 27/09/2017

Distance from Property: 911m



7 TEVIOT ST, CLYDE, VIC 3978



4



2



2

Sale Price

\$625,000

Sale Date: 19/08/2017

Distance from Property: 1.4km



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

23 WALBROOK DRIVE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

\$630,000 to \$650,000

Median sale price

Median price

\$470,000

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
17 FOREST DR, CLYDE NORTH, VIC 3978	\$670,000	08/11/2017
10 SCENIC AVE, CLYDE, VIC 3978	*\$600,000	22/07/2017
21 CAMPASPE ST, CLYDE NORTH, VIC 3978	*\$639,000	04/11/2017
114 SELANDRA BVD, CLYDE NORTH, VIC 3978	\$615,000	27/09/2017

7 TEVIOT ST, CLYDE, VIC 3978	\$625,000	19/08/2017
------------------------------	-----------	------------