

STATEMENT OF INFORMATION

45 PAMPLONA WAY, CLYDE NORTH, VIC 3978

PREPARED BY DILSHAN WIJERATHNE, WISE GROUP, PHONE: 0402 696 602

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 PAMPLONA WAY, CLYDE NORTH, VIC



Indicative Selling Price

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

Single Price: 260,000

Provided by: Dilshan Wijerathne, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (Vacant Land)

\$316,475

01 April 2017 to 31 March 2018

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.



BARCELONA AVE, CLYDE NORTH, VIC 3978



Sale Price

\$310,000

Sale Date: 05/12/2017

Distance from Property: 344m



1 BERWICK-CRANBOURNE RD, CLYDE NORTH,



Sale Price

\$360,000

Sale Date: 20/12/2017

Distance from Property: 55m



154 HEATHER GR, CLYDE NORTH, VIC 3978



Sale Price

\$305,000

Sale Date: 22/12/2017

Distance from Property: 192m



This report has been compiled on 04/06/2018 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.



161 HEATHER GR, CLYDE NORTH, VIC 3978



Sale Price

\$262,000

Sale Date: 09/01/2018

Distance from Property: 229m



38 HOLLYWELL RD, CLYDE NORTH, VIC 3978



Sale Price

\$352,000

Sale Date: 23/01/2018

Distance from Property: 513m



3 COCHIN DR, CLYDE NORTH, VIC 3978



Sale Price

\$346,000

Sale Date: 23/01/2018

Distance from Property: 568m



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

45 PAMPLONA WAY, CLYDE NORTH, VIC 3978

Indicative selling price

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

Single Price:

260,000

Median sale price

Median price

\$316,475

House

Unit

Suburb

CLYDE NORTH

Period

01 April 2017 to 31 March 2018

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
BARCELONA AVE, CLYDE NORTH, VIC 3978	\$310,000	05/12/2017
1 BERWICK-CRANBOURNE RD, CLYDE NORTH, VIC 3978	\$360,000	20/12/2017
154 HEATHER GR, CLYDE NORTH, VIC 3978	\$305,000	22/12/2017
161 HEATHER GR, CLYDE NORTH, VIC 3978	\$262,000	09/01/2018

38 HOLLYWELL RD, CLYDE NORTH, VIC 3978	\$352,000	23/01/2018
3 COCHIN DR, CLYDE NORTH, VIC 3978	\$346,000	23/01/2018