

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 🕮 - 🕒 -

260,000







Indicative Selling Price

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

Single Price:

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: **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.



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







161 HEATHER GR, CLYDE NORTH, VIC 3978 🕮 - 😂 -







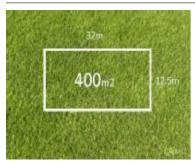
Sale Price

\$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







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
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Indicative selling price

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

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