

## STATEMENT OF INFORMATION

11 SLOANE DRIVE, 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



**11 SLOANE DRIVE, CLYDE NORTH, VIC**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: 564,900**

Provided by: Dilshan Wijerathne, Wise Group

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

**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.



**2 CALLOW AVE, CLYDE NORTH, VIC 3978**

 4  3  2

**Sale Price**

**\$830,000**

Sale Date: 14/09/2017

Distance from Property: 541m



**9 SLOANE DR, CLYDE NORTH, VIC 3978**

 4  2  2

**Sale Price**

**\$564,900**

Sale Date: 13/09/2017

Distance from Property: 13m



**2 MERTON AVE, CLYDE, VIC 3978**

 4  2  2

**Sale Price**

**\$540,000**

Sale Date: 12/08/2017

Distance from Property: 534m



This report has been compiled on 02/01/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

11 SLOANE DRIVE, CLYDE NORTH, VIC 3978

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

564,900

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 |
|-------------------------------------|-----------|--------------|
| 2 CALLOW AVE, CLYDE NORTH, VIC 3978 | \$830,000 | 14/09/2017   |
| 9 SLOANE DR, CLYDE NORTH, VIC 3978  | \$564,900 | 13/09/2017   |
| 2 MERTON AVE, CLYDE, VIC 3978       | \$540,000 | 12/08/2017   |