

STATEMENT OF INFORMATION

25 WALBROOK DRIVE, CLYDE NORTH, VIC 3978

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 WALBROOK DRIVE, CLYDE NORTH,

 4  2  2

Indicative Selling Price

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

Single Price: **\$640,000**

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



Suburb Median Sale Price (House)

\$455,000

01 October 2016 to 30 September 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.



29 NEWBRIDGE BVD, CLYDE NORTH, VIC

 3  2  2

Sale Price

\$610,000

Sale Date: 29/05/2017

Distance from Property: 284m



4 PERCHERON WAY, CLYDE NORTH, VIC

 4  3  2

Sale Price

\$735,000

Sale Date: 22/06/2017

Distance from Property: 799m



55 SELANDRA BVD, CLYDE NORTH, VIC

 4  2  2

Sale Price

\$631,000

Sale Date: 09/07/2017

Distance from Property: 830m



This report has been compiled on 20/11/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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5 CANYON AVE, CLYDE, VIC 3978

 4  2  2

Sale Price

\$622,000

Sale Date: 16/09/2017

Distance from Property: 1.1km



5 FOREST DR, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$615,000

Sale Date: 06/07/2017

Distance from Property: 635m



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

25 WALBROOK DRIVE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Single Price:

\$640,000

Median sale price

Median price

\$455,000

House

Unit

Suburb

CLYDE NORTH

Period

01 October 2016 to 30 September 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
29 NEWBRIDGE BVD, CLYDE NORTH, VIC 3978	\$610,000	29/05/2017
4 PERCHERON WAY, CLYDE NORTH, VIC 3978	\$735,000	22/06/2017
55 SELANDRA BVD, CLYDE NORTH, VIC 3978	\$631,000	09/07/2017
5 CANYON AVE, CLYDE, VIC 3978	\$622,000	16/09/2017

5 FOREST DR, CLYDE NORTH, VIC 3978

\$615,000

06/07/2017