

STATEMENT OF INFORMATION

4 KELTON AVENUE, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 KELTON AVENUE, CLYDE NORTH, VIC

 -  -  -

Indicative Selling Price

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

Price Range:

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

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.



1 ROSKOPP AVE, CLYDE NORTH, VIC 3978

 -  -  -

Sale Price

\$560,800

Sale Date: 08/05/2017

Distance from Property: 488m



47 KOSCIUSZKO CCT, CLYDE, VIC 3978

 4  3  2

Sale Price

\$505,000

Sale Date: 11/07/2017

Distance from Property: 836m



13 PALACIO TCE, CLYDE NORTH, VIC 3978

 3  2  2

Sale Price

\$525,000

Sale Date: 31/07/2017

Distance from Property: 714m



This report has been compiled on 09/11/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 PALACIO TCE, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$532,500

Sale Date: 03/08/2017

Distance from Property: 725m



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

4 KELTON AVENUE, CLYDE NORTH, VIC 3978

Indicative selling price

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Price Range:

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 |
|---------------------------------------|-----------|--------------|
| 1 ROSKOPP AVE, CLYDE NORTH, VIC 3978 | \$560,800 | 08/05/2017 |
| 47 KOSCIUSZKO CCT, CLYDE, VIC 3978 | \$505,000 | 11/07/2017 |
| 13 PALACIO TCE, CLYDE NORTH, VIC 3978 | \$525,000 | 31/07/2017 |
| 11 PALACIO TCE, CLYDE NORTH, VIC 3978 | \$532,500 | 03/08/2017 |