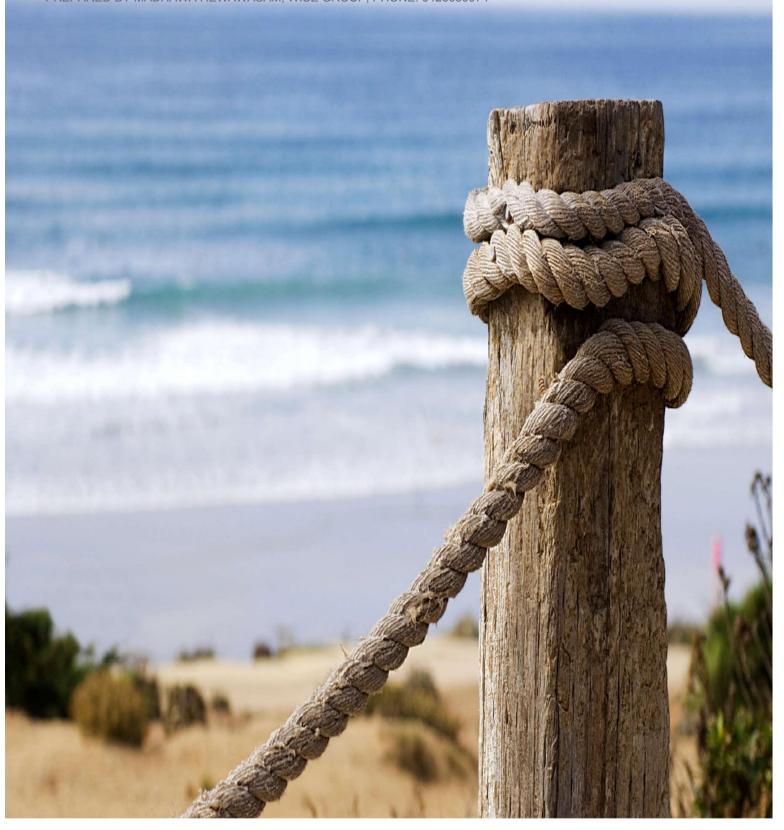
STATEMENT OF INFORMATION

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 🕮 - 🕒 -







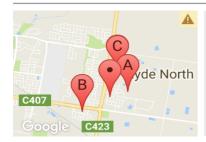
Indicative Selling Price

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: **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.



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







Sale Price

\$505,000

Sale Date: 11/07/2017

Distance from Property: 836m





13 PALACIO TCE, CLYDE NORTH, VIC 3978







Sale Price

\$525,000

Sale Date: 31/07/2017

Distance from Property: 714m







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 4 KELTON AVENUE, CLYDE NORTH, VIC 3978 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Price Range: Median sale price Suburb **CLYDE NORTH** House Median price \$455,000 Unit 01 October 2016 to 30 September Period Source pricefinder 2017

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