

# STATEMENT OF INFORMATION

54 FENWAY BOULEVARD, CLYDE NORTH, VIC 3978

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**54 FENWAY BOULEVARD, CLYDE NORTH,**  4  2  1

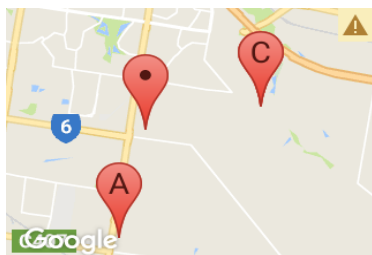
### Indicative Selling Price

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

### Price Range:

Provided by: Rinaldi Cooray, Wise Group

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

Suburb Median Sale Price (House)

**\$455,000**

01 January 2017 to 31 December 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.



**4 KELTON AVE, CLYDE NORTH, VIC 3978**

 4  2  2

Sale Price

**\*\$585,000**

Sale Date: 11/12/2017

Distance from Property: 3.2km



**92 GLENROSE BVD, CLYDE NORTH, VIC 3978**

 4  2  1

Sale Price

**\$524,900**

Sale Date: 13/09/2017

Distance from Property: 3.1km



**94 GLENROSE BVD, CLYDE NORTH, VIC 3978**

 4  2  1

Sale Price

**\$524,900**

Sale Date: 27/08/2017

Distance from Property: 3.1km



This report has been compiled on 08/02/2018 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

54 FENWAY BOULEVARD, 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)

Price Range:

### Median sale price

Median price

\$455,000

House

Unit

Suburb

CLYDE NORTH

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### 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
4 KELTON AVE, CLYDE NORTH, VIC 3978	*\$585,000	11/12/2017
92 GLENROSE BVD, CLYDE NORTH, VIC 3978	\$524,900	13/09/2017
94 GLENROSE BVD, CLYDE NORTH, VIC 3978	\$524,900	27/08/2017