

# STATEMENT OF INFORMATION

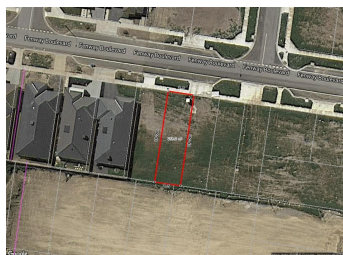
52 FENWAY BOULEVARD, CLYDE NORTH, VIC 3978

PREPARED BY RINALDI COORAY, WISE GROUP, PHONE: 0422054137



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



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

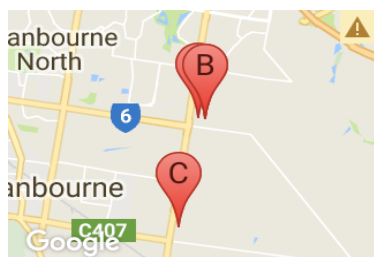
### Indicative Selling Price

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

Price Range: **540,000 to 560,000**

Provided by: Rinaldi Cooray, Wise Group

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

Suburb Median Sale Price (House)

**\$510,000**

01 October 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.



**26 FENWAY BVD, CLYDE NORTH, VIC 3978**  4  2  2

Sale Price

**\*\$620,000**

Sale Date: 12/02/2018

Distance from Property: 162m



**54 FENWAY BVD, CLYDE NORTH, VIC 3978**  4  2  2

Sale Price

**\*\$555,000**

Sale Date: 03/02/2018

Distance from Property: 8m



**4 KELTON AVE, CLYDE NORTH, VIC 3978**  4  2  2

Sale Price

**\*\$585,000**

Sale Date: 11/12/2017

Distance from Property: 3.2km



This report has been compiled on 19/02/2018 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

52 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: 540,000 to 560,000

### Median sale price

Median price \$510,000

House

Unit

Suburb

CLYDE NORTH

Period

01 October 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 |
|--------------------------------------|------------|--------------|
| 26 FENWAY BVD, CLYDE NORTH, VIC 3978 | *\$620,000 | 12/02/2018   |
| 54 FENWAY BVD, CLYDE NORTH, VIC 3978 | *\$555,000 | 03/02/2018   |
| 4 KELTON AVE, CLYDE NORTH, VIC 3978  | *\$585,000 | 11/12/2017   |