

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

56 FENWAY BOULEVARD, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range: 540,000 to 560,000

Median sale price

Median price \$510,000

House

X

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

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