

# STATEMENT OF INFORMATION

9 JACKWOOD DRIVE, CLYDE NORTH, VIC 3978 PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 JACKWOOD DRIVE, CLYDE NORTH, VIC 🕮 3 🕒 2 😓 2







**Indicative Selling Price** 

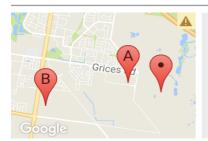
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$600,000 to \$660,000

Provided by: Shan Dias, Wise Group

### **MEDIAN SALE PRICE**



### **CLYDE NORTH, VIC, 3978**

**Suburb Median Sale Price (Vacant Land)** 

\$316,475

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



15 GRAZIERS CRES, CLYDE NORTH, VIC 3978







Sale Price

\$595,000

Sale Date: 14/03/2018

Distance from Property: 899m





3 HIGHBURY RD, CLYDE NORTH, VIC 3978







Sale Price

\$600,000

Sale Date: 12/12/2017

Distance from Property: 3km



# 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	9 JACKWOOD DRIVE, CLYDE NORTH, VIC 3978
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### Indicative selling price

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

Price Range: \$600,000 to \$660,000

### Median sale price

Median price	\$316,475	House	X	Unit	Suburb	CLYDE NORTH
Period	01 April 2017 to 31 March 2018		Source	р	pricefinder	

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
15 GRAZIERS CRES, CLYDE NORTH, VIC 3978	\$595,000	14/03/2018
3 HIGHBURY RD, CLYDE NORTH, VIC 3978	\$600,000	12/12/2017