



# STATEMENT OF INFORMATION

21 SWALLOWTAIL AVENUE, CLYDE NORTH, VIC

PREPARED BY , UPHILL REAL ESTATE, PHONE: 0426659974



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 SWALLOWTAIL AVENUE, CLYDE**

 4  2  1

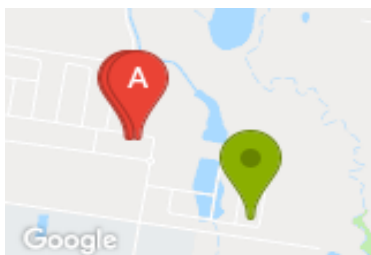
**Indicative Selling Price**

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

**Price Range: \$489,000 to \$534,000**

Provided by: Dilshan Wijerathna & Madhawa Hewawasam Directors & Licence Estate

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

**Suburb Median Sale Price (House)**

**\$543,750**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



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

 4  2  1

**Sale Price**

**\$524,900**

Sale Date: 13/09/2017

Distance from Property: 466m



**86 GLENROSE BVD, CLYDE NORTH, VIC**

 -  -  -

**Sale Price**

**\$524,900**

Sale Date: 28/08/2017

Distance from Property: 489m



**88 GLENROSE BVD, CLYDE NORTH, VIC**

 -  -  -

**Sale Price**

**\$524,900**

Sale Date: 25/08/2017

Distance from Property: 481m



This report has been compiled on 20/08/2018 by UpHill Real Estate. 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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for

Address  
Including suburb and  
postcode

21 SWALLOWTAIL AVENUE, CLYDE NORTH, VIC

### Indicative selling price

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

Price Range:

\$489,000 to \$534,000

### Median sale price

Median price

\$543,750

House

☒

Unit

☐

Suburb

CLYDE NORTH

Period

01 July 2017 to 30 June 2018

Source

pricefinder

### 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

#### Price

#### Date of sale

92 GLENROSE BVD, CLYDE NORTH, VIC 3978	\$524,900	13/09/2017
86 GLENROSE BVD, CLYDE NORTH, VIC 3978	\$524,900	28/08/2017
88 GLENROSE BVD, CLYDE NORTH, VIC 3978	\$524,900	25/08/2017