



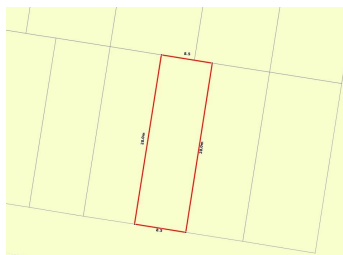
STATEMENT OF INFORMATION

40 MOROAK CRESCENT, CLYDE NORTH, VIC 3978

PREPARED BY RINALDI COORAY, WISE GROUP, PHONE: 0422054137

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 MOROAK CRESCENT, CLYDE NORTH,  -  -  -

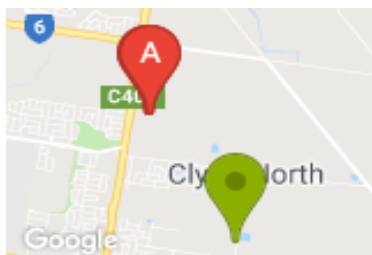
Indicative Selling Price

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

Price Range: 490,000 to 520,000

Provided by: Rinaldi Cooray, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$576,000

01 October 2017 to 30 September 2018

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.



15 CHAROLAIS WAY, CLYDE NORTH, VIC 3978  3  2  1

Sale Price

\$525,000

Sale Date: 24/05/2018

Distance from Property: 2.1km



13 CHAROLAIS WAY, CLYDE NORTH, VIC 3978  4  2  1

Sale Price

\$525,000

Sale Date: 12/07/2018

Distance from Property: 2.1km



11 CHAROLAIS WAY, CLYDE NORTH, VIC 3978  3  2  1

Sale Price

\$525,000

Sale Date: 12/05/2018

Distance from Property: 2.1km



This report has been compiled on 14/11/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9 CHAROLAIS WAY, CLYDE NORTH, VIC 3978



Sale Price

\$515,000

Sale Date: 15/09/2018

Distance from Property: 2.1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 MOROAK CRESCENT, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range: 490,000 to 520,000

Median sale price

Median price \$576,000

House

Unit

Suburb CLYDE NORTH

Period 01 October 2017 to 30 September 2018

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
15 CHAROLAIS WAY, CLYDE NORTH, VIC 3978	\$525,000	24/05/2018
13 CHAROLAIS WAY, CLYDE NORTH, VIC 3978	\$525,000	12/07/2018
11 CHAROLAIS WAY, CLYDE NORTH, VIC 3978	\$525,000	12/05/2018

9 CHAROLAIS WAY, CLYDE NORTH, VIC 3978	\$515,000	15/09/2018
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