

STATEMENT OF INFORMATION

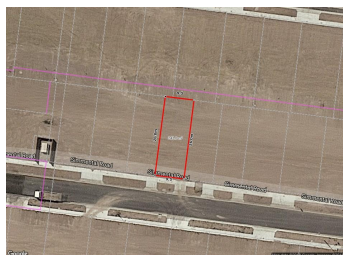
11 CHAROLAIS WAY, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA & DILSHAN, WISE GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CHAROLAIS WAY, CLYDE NORTH, VIC  3  2  1

Indicative Selling Price

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

Price Range: **\$510,000 to \$535,000**

Provided by: Madhawa & Dilshan, Wise Group

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

\$440,000

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.



10 CHIANINA LANE, CLYDE NORTH, VIC  3  2  2

Sale Price

***\$531,000**

Sale Date: 17/02/2018

Distance from Property: 275m



30 HAFLINGER AVE, CLYDE NORTH, VIC  3  2  1

Sale Price

\$505,000

Sale Date: 09/12/2017

Distance from Property: 1.5km



This report has been compiled on 01/05/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - 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

11 CHAROLAIS WAY, CLYDE NORTH, VIC 3978

Indicative selling price

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Price Range: \$510,000 to \$535,000

Median sale price

Median price

\$440,000

House

Unit

Suburb

CLYDE NORTH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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
10 CHIANINA LANE, CLYDE NORTH, VIC 3978	*\$531,000	17/02/2018
30 HAFLINGER AVE, CLYDE NORTH, VIC 3978	\$505,000	09/12/2017