

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**43 FITZWILLIAM CIRCUIT, CLYDE NORTH,**  5  3  2

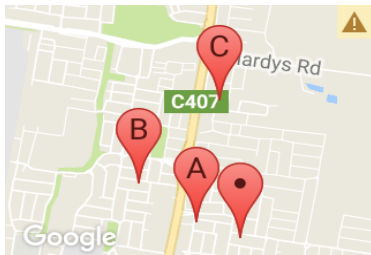
### Indicative Selling Price

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

**Price Range: \$700,000 to \$770,000**

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

Suburb Median Sale Price (House)

**\$480,000**

01 July 2017 to 31 December 2017

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.



**2 CALLOW AVE, CLYDE NORTH, VIC 3978**  4  3  2

Sale Price

**\$830,000**

Sale Date: 14/09/2017

Distance from Property: 305m



**16 PERCHERON WAY, CLYDE NORTH, VIC 3978**  4  2  2

Sale Price

**\$720,057**

Sale Date: 08/09/2017

Distance from Property: 768m



**4 HARDYS RD, CLYDE NORTH, VIC 3978**  -  -  -

Sale Price

**\$750,000**

Sale Date: 16/07/2017

Distance from Property: 987m



This report has been compiled on 22/01/2018 by LJ Hooker Cranbourne. 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 1980

### Property offered for sale

Address  
Including suburb and  
postcode

43 FITZWILLIAM CIRCUIT, CLYDE NORTH, VIC 3978

### Indicative selling price

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

Price Range: \$700,000 to \$770,000

### Median sale price

Median price

\$480,000

House

Unit

Suburb

CLYDE NORTH

Period

01 July 2017 to 31 December 2017

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
2 CALLOW AVE, CLYDE NORTH, VIC 3978	\$830,000	14/09/2017
16 PERCHERON WAY, CLYDE NORTH, VIC 3978	\$720,057	08/09/2017
4 HARDYS RD, CLYDE NORTH, VIC 3978	\$750,000	16/07/2017