

STATEMENT OF INFORMATION

19 SWALLOWTAIL AVENUE, CLYDE NORTH, VIC 3978

PREPARED BY MANNY SINGH, FREEDOM PROPERTY, PHONE: 0423 277 447



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 SWALLOWTAIL AVENUE, CLYDE

4 2 2

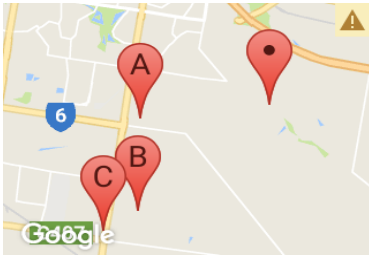
Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

Provided by: Manny Singh, Freedom Property

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

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.



52 FENWAY BVD, CLYDE NORTH, VIC 3978

4 2 2

Sale Price

***\$552,000**

Sale Date: 21/03/2018

Distance from Property: 3.4km



6 WENN AVE, CLYDE NORTH, VIC 3978

4 2 1

Sale Price

\$513,000

Sale Date: 20/03/2018

Distance from Property: 4.6km



33 FLEUVE RISE, CLYDE NORTH, VIC 3978

4 2 1

Sale Price

\$551,000

Sale Date: 08/03/2018

Distance from Property: 5.6km



This report has been compiled on 01/06/2018 by Freedom Property. 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 19 SWALLOWTAIL AVENUE, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price \$316,475 House Unit Suburb CLYDE NORTH

Period 01 April 2017 to 31 March 2018

Source 

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
52 FENWAY BVD, CLYDE NORTH, VIC 3978	*\$552,000	21/03/2018
6 WENN AVE, CLYDE NORTH, VIC 3978	\$513,000	20/03/2018
33 FLEUVE RISE, CLYDE NORTH, VIC 3978	\$551,000	08/03/2018