

# **STATEMENT OF INFORMATION**

6 RAMLEGH BOULEVARD, CLYDE NORTH, VIC 3978 PREPARED BY RINALDI COORAY, WISE GROUP, PHONE: 0422054137



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 6 RAMLEGH BOULEVARD, CLYDE NORTH, 🕮 4 🛛 🗁 2 🖾 2

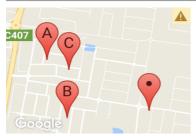
580,000 to 610,000

**Indicative Selling Price** 

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

Price Range:

Provided by: Rinaldi Cooray, Wise Group



## CLYDE NORTH, VIC, 3978

**Suburb Median Sale Price (House)** 

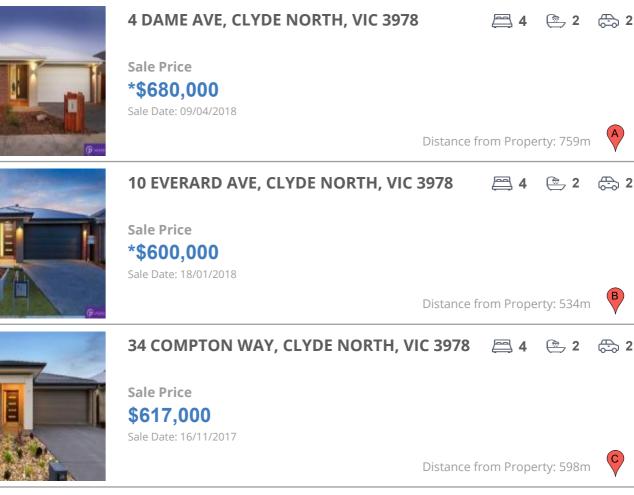
\$440,000

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.



#### This report has been compiled on 26/04/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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## **MEDIAN SALE PRICE**



## 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 6 RAMLEGH BOULEVARD, CLYDE NORTH, VIC 3978

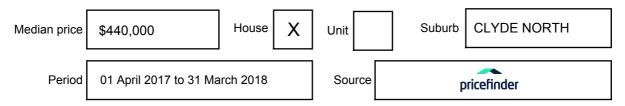
### Indicative selling price

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

Price Range:

580,000 to 610,000

### Median sale price



### **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
4 DAME AVE, CLYDE NORTH, VIC 3978	*\$680,000	09/04/2018
10 EVERARD AVE, CLYDE NORTH, VIC 3978	*\$600,000	18/01/2018
34 COMPTON WAY, CLYDE NORTH, VIC 3978	\$617,000	16/11/2017