



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

Indicative Selling Price

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

Price Range: **580,000 to 610,000**

Provided by: Rinaldi Cooray, 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

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.



4 DAME AVE, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

***\$680,000**

Sale Date: 09/04/2018

Distance from Property: 759m



10 EVERARD AVE, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

***\$600,000**

Sale Date: 18/01/2018

Distance from Property: 534m



34 COMPTON WAY, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

\$617,000

Sale Date: 16/11/2017

Distance from Property: 598m



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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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

Median price \$440,000

House

Unit

Suburb

CLYDE NORTH

Period 01 April 2017 to 31 March 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
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