



## **STATEMENT OF INFORMATION**

34 WELSH CRESCENT, CLYDE NORTH, VIC 3978

PREPARED BY PENINSULA PROPERTY CENTRE, 171 SLADEN STREET CRANBOURNE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 WELSH CRESCENT, CLYDE NORTH,**

 4  2  4

Indicative Selling Price

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

Price Range: **\$930,000 to \$960,000**

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

Suburb Median Sale Price (House)

**\$479,900**

01 July 2016 to 30 June 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.



**8 LIPIZZAN WAY, CLYDE NORTH, VIC 3978**

 4  2  2

Sale Price

**\$810,000**

Sale Date: 23/01/2017

Distance from Property: 843m



**20 HARDYS RD, CLYDE NORTH, VIC 3978**

 4  2  2

Sale Price

**\$920,000**

Sale Date: 02/03/2017

Distance from Property: 106m



**11 NEWBRIDGE BVD, CLYDE NORTH, VIC 3978**

 4  2  2

Sale Price

**\$920,000**

Sale Date: 03/02/2017

Distance from Property: 1km



This report has been compiled on 26/07/2017 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2017 - [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

34 WELSH CRESCENT, 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: \$930,000 to \$960,000

### Median sale price

Median price \$479,900

House

Unit

Suburb

CLYDE NORTH

Period 01 July 2016 to 30 June 2017

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
8 LIPIZZAN WAY, CLYDE NORTH, VIC 3978	\$810,000	23/01/2017
20 HARDYS RD, CLYDE NORTH, VIC 3978	\$920,000	02/03/2017
11 NEWBRIDGE BVD, CLYDE NORTH, VIC 3978	\$920,000	03/02/2017