



STATEMENT OF INFORMATION

4 ELSEY WAY, CLYDE NORTH, VIC 3978

PREPARED BY PENINSULA PROPERTY CENTRE, 171 SLADEN STREET CRANBOURNE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ELSEY WAY, CLYDE NORTH, VIC 3978

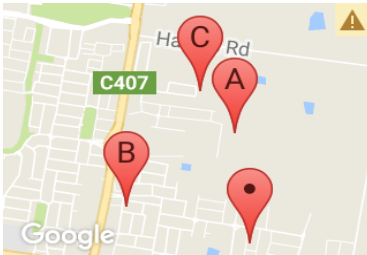


Indicative Selling Price

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

Price Range: \$335,000 to \$355,000

MEDIAN SALE PRICE



CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (Vacant Land)

\$260,000

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.



9 ARUBI AVE, CLYDE NORTH, VIC 3978



Sale Price

\$340,000

Sale Date: 25/03/2017

Distance from Property: 796m



3 CRADDOCK DR, CLYDE NORTH, VIC 3978



Sale Price

\$335,000

Sale Date: 07/04/2017

Distance from Property: 843m



47 PARKGATE DR, CLYDE NORTH, VIC 3978



Sale Price

\$340,000

Sale Date: 13/03/2017

Distance from Property: 1.1km



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

4 ELSEY WAY, CLYDE NORTH, VIC 3978

Indicative selling price

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Price Range: \$335,000 to \$355,000

Median sale price

Median price

\$260,000

House

Unit

Suburb

CLYDE NORTH

Period

01 July 2016 to 30 June 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
9 ARUBI AVE, CLYDE NORTH, VIC 3978	\$340,000	25/03/2017
3 CRADDOCK DR, CLYDE NORTH, VIC 3978	\$335,000	07/04/2017
47 PARKGATE DR, CLYDE NORTH, VIC 3978	\$340,000	13/03/2017