

# STATEMENT OF INFORMATION

33 TIMBLE WAY, CLYDE NORTH, VIC 3978

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 TIMBLE WAY, CLYDE NORTH, VIC 3978**  -  -  -

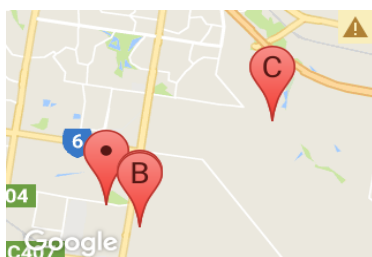
### Indicative Selling Price

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

### Price Range:

Provided by: Madhawa Hewawasam, Wise Group

## MEDIAN SALE PRICE



**CLYDE NORTH, VIC, 3978**

Suburb Median Sale Price (House)

**\$455,000**

01 October 2016 to 30 September 2017

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.



**2 MONTEVIDEO LANE, CLYDE NORTH, VIC**  4  2  2

Sale Price

**\$560,000**

Sale Date: 20/07/2017

Distance from Property: 1km



**14 MONTEVIDEO LANE, CLYDE NORTH, VIC**  4  2  2

Sale Price

**\$550,000**

Sale Date: 03/06/2017

Distance from Property: 1.1km



**92 GLENROSE BVD, CLYDE NORTH, VIC 3978**  4  2  1

Sale Price

**\*\$524,900**

Sale Date: 18/09/2017

Distance from Property: 4.9km



This report has been compiled on 08/11/2017 by Wise Group. 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

33 TIMBLE WAY, 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:

### Median sale price

Median price

\$455,000

House

Unit

Suburb

CLYDE NORTH

Period

01 October 2016 to 30 September 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
2 MONTEVIDEO LANE, CLYDE NORTH, VIC 3978	\$560,000	20/07/2017
14 MONTEVIDEO LANE, CLYDE NORTH, VIC 3978	\$550,000	03/06/2017
92 GLENROSE BVD, CLYDE NORTH, VIC 3978	*\$524,900	18/09/2017