OBrien Real Estate

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

13 Barley Crescent Clyde North VIC 3978

4 2 2

Indicative Selling Price

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

Range between $670,000 & $730,000

Median Sale Price

$580,000 Houses in Clyde north between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



43 Como Parade Clyde North VIC 3978

4 3 2

Sold Price **$660,000** Sold Date **23-Dec-18**

Distance **0.21km**

18 Graziers Crescent Clyde North VIC 3978

4 2 2

Sold Price **$790,000** Sold Date **13-Oct-18**

Distance **0.37km**



47 Belcam Circuit Clyde North VIC 3978

4 3 2

Sold Price **$740,000** Sold Date **21-Nov-18**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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