OBrien Real Estate

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Sikes Road Clyde North VIC 3978

4 3 2

Indicative Selling Price

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

Range between $745,000 & $795,000

Median Sale Price

$599,900 Houses in Clyde north between 01 Apr 2018 - 31 Mar 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.



54 Como Parade Clyde North VIC 3978
5 3 2
Sold Price RS **$790,000** Sold Date **04-Mar-19**
Distance **0.06km**



18 Ellaroo Circuit Clyde North VIC 3978
5 4 2
Sold Price **$1,015,000** Sold Date **26-Jan-19**
Distance **0.69km**



108 Grices Road Berwick VIC 3806
3 2 2
Sold Price RS **$840,000** UN Sold Date **05-Mar-19**
Distance **0.76km**

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

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