OBrien Real Estate

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

38 Union Street Clyde North VIC 3978

4 2 2

Indicative Selling Price

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

Range between $650,000 & $695,000

Median Sale Price

$590,000 Houses in Clyde north between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



13 Barley Crescent Clyde North VIC 3978 Sold Price **$675,000** Sold Date **18-Mar-19**

4 2 2 Distance **0.33km**



5 Calibre Circuit Clyde North VIC 3978 Sold Price **$690,000** Sold Date **12-Mar-19**

4 2 2 Distance **0.8km**



12 Ferdinand Drive Clyde North VIC 3978 Sold Price RS **$694,900** Sold Date **08-Apr-19**

4 2 2 Distance **1.02km**

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

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