OBrien Real Estate

STATEMENT OF INFORMATION

Prepared on 03 May 2017

House Offered for Sale

15 Palomino Avenue Clyde North VIC 3978

4 2 2

Indicative Selling Price

$585,000 — $640,000

Median Sale Price of Houses in Clyde North between Feb 2016 - Jan 2017

$432,500 (Source: CoreLogic)

Comparable 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



5 Bradshaw Way Clyde North VIC 3978

4 2 2

Sold Price	**$583,000**
Sold Date	04-Apr-17
Distance	0.57km



24 Welsh Crescent Clyde North VIC 3978

4 2 2

Sold Price	**$615,000**
Sold Date	11-Apr-17
Distance	0.51km



8 Esk Street Clyde North VIC 3978

4 2 2

Sold Price	**$615,000**
Sold Date	06-Mar-17
Distance	0.99km

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