OBrien Real Estate

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# STATEMENT OF INFORMATION

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## HOUSE Offered for Sale

60 Kilmarnock Way Clyde North VIC 3978

3 2 1

## Indicative Selling Price

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

Range between $490,000 & $535,000

## Median Sale Price

$517,400 Houses in Clyde north between May 2017 - Apr 2018

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.



**33 Timble Way Clyde North VIC 3978**

3 2 2

Sold Price **$527,750** Sold Date **23-Dec-17**

Distance **0.12km**



**30 Haflinger Avenue Clyde North VIC 3978**

3 2 1

Sold Price **$505,000** Sold Date **09-Dec-17**

Distance **0.41km**



**37 Barossa Drive Clyde North VIC 3978**

3 2 1

Sold Price **$490,000** Sold Date **24-Jan-18**

Distance **1.51km**

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