OBrien Real Estate
Hannah Preston
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14 Connewara Crescent Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$570,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,500	*House	X	~~*Unit~~		Suburb	Clyde North
Period-from	01 Nov 2017	to	31 Oct 2018			Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
93 Selandra Boulevard Clyde North VIC 3978	$595,000	16-Jan-18
91 Heather Grove Clyde North VIC 3978	$600,000	14-Oct-17
114 Selandra Boulevard Clyde North VIC 3978	$615,000	27-Sep-17

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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93 Selandra Boulevard Clyde North VIC 3978 | Sold Price $595,000 | Sold Date 16-Jan-18

4 2 2 | Distance 0.18km



91 Heather Grove Clyde North VIC 3978 | Sold Price $600,000 | Sold Date 14-Oct-17

4 2 2 | Distance 0.2km



114 Selandra Boulevard Clyde North VIC 3978 | Sold Price $615,000 | Sold Date 27-Sep-17

4 2 2 | Distance 0.21km

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