OBrien Real Estate
Mina Saad
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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	28 Sloane Drive 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	$510,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	*House	X	~~*Unit~~		Suburb	Clyde North
Period-from	01 Jan 2018	to	31 Dec 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
8 Carisbrooke Way Clyde North VIC 3978	$525,000	29-Jul-18
6 Ramlegh Boulevard Clyde North VIC 3978	$570,000	20-Jul-18
9 Cubbie Way Clyde North VIC 3978	$532,500	07-Sep-18

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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8 Carisbrooke Way Clyde North VIC 3978

4 2 2

Sold Price **$525,000** Sold Date **29-Jul-18**

Distance **0.35km**



6 Ramlegh Boulevard Clyde North VIC 3978

4 2 2

Sold Price **$570,000** Sold Date **20-Jul-18**

Distance **0.45km**



9 Cubbie Way Clyde North VIC 3978

4 2 2

Sold Price **$532,500** Sold Date **07-Sep-18**

Distance **0.46km**

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