OBrien Real Estate
Mark Sewell
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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	27 Lothbury 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	*House	X	~~*Unit~~		Suburb	Clyde North
Period-from	01 Mar 2018	to	28 Feb 2019	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
17 Fitzwilliam Circuit Clyde North VIC 3978	$600,000	10-Dec-18
5 Holsteiner Terrace Clyde North VIC 3978	$600,000	12-Feb-19
17 Lancelot Avenue Clyde VIC 3978	$585,000	14-Feb-19

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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17 Fitzwilliam Circuit Clyde North VIC 3978

4 2 2

Sold Price **$600,000** Sold Date **10-Dec-18**

Distance **0.31km**



5 Holsteiner Terrace Clyde North VIC 3978

4 2 2

Sold Price RS **$600,000** Sold Date **12-Feb-19**

Distance **0.8km**



17 Lancelot Avenue Clyde VIC 3978

4 2 2

Sold Price RS **$585,000** Sold Date **14-Feb-19**

Distance **1km**

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

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