OBrien Real Estate
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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	3 Gidran Way 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	$420,000	&	$460,000

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
166 Selandra Boulevard Clyde North VIC 3978	$475,000	19-Feb-19
8 Teviot Street Clyde VIC 3978	$470,000	03-Dec-18
54 Pyrenees Road Clyde VIC 3978	$457,500	22-Nov-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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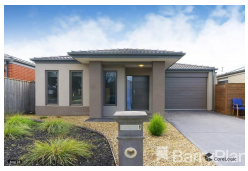
166 Selandra Boulevard Clyde North VIC 3978

3 2 1

Sold Price RS $475,000 Sold Date 19-Feb-19

Distance 0.45km



8 Teviot Street Clyde VIC 3978

3 2 1

Sold Price $470,000 Sold Date 03-Dec-18

Distance 0.77km



54 Pyrenees Road Clyde VIC 3978

3 2 2

Sold Price $457,500 Sold Date 22-Nov-18

Distance 0.92km

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

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