OBrien Real Estate
Mina Saad
P 59950500
M 0401053553
E mina.saad@obrienrealestate.com.au

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	6 Thoroughbred 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	$735,000	&	$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,900	*House	X	~~*Unit~~		Suburb	Clyde North
Period-from	01 May 2018	to	30 Apr 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 6 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
35 Lothbury Drive Clyde North VIC 3978	$720,000	02-Mar-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 6 months.

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35 Lothbury Drive Clyde North VIC 3978

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Sold Price **$720,000** Sold Date **02-Mar-19**

Distance **0.6km**

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

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