OBrien Real Estate
Daniel Gallagher
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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	10 Portrait Place 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$350,000	*House		*Unit		Suburb	Clyde North
Period-from	01 Jul 2018	to	30 Jun 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
3 Gidran Way Clyde North VIC 3978	$440,000	20-Mar-19
12 Montevideo Lane Clyde North VIC 3978	$440,000	29-May-17
69 Clydevale Avenue Clyde North VIC 3978	$440,000	08-Apr-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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3 Gidran Way Clyde North VIC 3978 Sold Price **$440,000** Sold Date **20-Mar-19**

3 2 1 Distance **0.47km**



12 Montevideo Lane Clyde North VIC 3978 Sold Price Sold Date **29-May-17**

3 2 2 Distance **1.31km**



69 Clydevale Avenue Clyde North VIC 3978 Sold Price Sold Date **08-Apr-19**

3 2 2 Distance **1.74km**

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

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