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	12 Ayredale Street Clyde 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	$495,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,500	*House	X	~~*Unit~~		Suburb	Clyde
Period-from	01 Aug 2018	to	31 Jul 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
18 Kamona Street Clyde VIC 3978	$510,000	05-Feb-19
28 Bimberry Circuit Clyde VIC 3978	$536,000	21-May-19
7 Ashcroft Avenue Clyde VIC 3978	$526,500	13-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 6 months.~~

This Statement of Information was prepared on: 21 August 2019

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18 Kamona Street Clyde VIC 3978 Sold Price **$510,000** Sold Date **05-Feb-19**

3 2 2 Distance **0.29km**



28 Bimberry Circuit Clyde VIC 3978 Sold Price **$536,000** Sold Date **21-May-19**

3 2 2 Distance **0.33km**



7 Ashcroft Avenue Clyde VIC 3978 Sold Price **$526,500** Sold Date **13-Feb-19**

3 2 2 Distance **1.47km**

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

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