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	54 Como Parade 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	$760,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	*House	X	~~*Unit~~		Suburb	Clyde North
Period-from	01 Feb 2018	to	31 Jan 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
43 Como Parade Clyde North VIC 3978	$660,000	23-Dec-18
47 Belcam Circuit Clyde North VIC 3978	$740,000	21-Nov-18
82 Longshore Drive Clyde North VIC 3978	$775,000	22-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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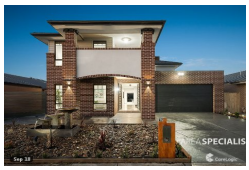


43 Como Parade Clyde North VIC 3978

4 3 2

Sold Price RS $660,000 Sold Date 23-Dec-18

Distance 0.16km

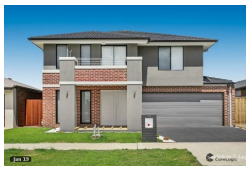


47 Belcam Circuit Clyde North VIC 3978

5 3 2

Sold Price $740,000 Sold Date 21-Nov-18

Distance 0.47km



82 Longshore Drive Clyde North VIC 3978

5 3 2

Sold Price RS $775,000 Sold Date 22-Feb-19

Distance 1.48km

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

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