



OBrien Real Estate

Darsh Naidoo

M 0413530041

E darsh.naidoo@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

80 Castillo Avenue 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

X

*Unit

Suburb

Clyde North

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

37 Palomino Avenue Clyde North VIC 3978	\$620,000	25-Feb-19
271 Heather Grove Clyde North VIC 3978	\$614,900	25-Feb-19
4 Elsey Way Clyde North VIC 3978	\$611,000	13-May-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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37 Palomino Avenue Clyde North VIC 3978

Sold Price

\$620,000

Sold Date

25-Feb-19

4 2 2

Distance

0.79km



271 Heather Grove Clyde North VIC 3978

Sold Price

\$614,900

Sold Date

25-Feb-19

4 2 2

Distance

0.81km



4 Elsey Way Clyde North VIC 3978

Sold Price

\$611,000

Sold Date

13-May-19

4 2 2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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