

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

45 OCONNOR AVENUE CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2022

to

31 Mar 2023

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

7 ANJA WAY CLYDE NORTH VIC 3978	\$715,000	19-Feb-23
34 FENWAY BOULEVARD CLYDE NORTH VIC 3978	\$720,000	11-Mar-23
24 CALLOW AVENUE CLYDE NORTH VIC 3978	\$750,000	26-Nov-22

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: 11 April 2023



## OBrien Real Estate

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### 7 ANJA WAY CLYDE NORTH VIC 3978

3 2 2

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **19-Feb-23**

Distance **3.77km**



### 34 FENWAY BOULEVARD CLYDE NORTH VIC 3978

3 2 2

Sold Price

<sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **11-Mar-23**

Distance **4.34km**



### 24 CALLOW AVENUE CLYDE NORTH VIC 3978

3 2 2

Sold Price

**\$750,000** Sold Date **26-Nov-22**

Distance **4.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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