

## 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

19 Turano Way 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

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,900

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2020

to

31 Mar 2021

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

120 Thoroughbred Drive Clyde North VIC 3978	\$830,000	14-Apr-21
24 Murphy Street Clyde North VIC 3978	\$870,000	02-Apr-21
23 Reflections Boulevard Clyde North VIC 3978	\$915,000	19-Apr-21

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: 23 April 2021



## OBrien Real Estate

John Van De Merwe

P 0459 076 919

M 0459 076 919

E john.van@obrienrealestate.com.au



### 120 Thoroughbred Drive Clyde North VIC 3978

4 2 2

Sold Price

<sup>RS</sup> \$830,000

Sold Date

14-Apr-21

Distance

0.86km



### 24 Murphy Street Clyde North VIC 3978

4 2 2

Sold Price

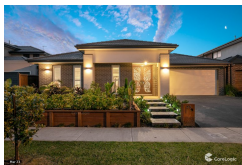
<sup>RS</sup> \$870,000

Sold Date

02-Apr-21

Distance

0.8km



### 23 Reflections Boulevard Clyde North VIC 3978

4 2 2

Sold Price

<sup>RS</sup> \$915,000

Sold Date

19-Apr-21

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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