

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

6 Palacio Terrace 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

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2019

to

29 Feb 2020

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

13 Westphalian Rise Clyde North VIC 3978	\$456,500	16-Nov-19
10 Cob Terrace Clyde North VIC 3978	\$475,000	18-Nov-19
12 Ramleigh Boulevard Clyde North VIC 3978	\$445,000	03-Oct-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: 31 March 2020



OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



13 Westphalian Rise Clyde North VIC 3978

3 2 1

Sold Price

\$456,500

Sold Date

16-Nov-19

Distance

0.77km



10 Cob Terrace Clyde North VIC 3978

3 2 1

Sold Price

\$475,000

Sold Date

18-Nov-19

Distance

0.81km



12 Ramlegh Boulevard Clyde North VIC 3978

3 2 1

Sold Price

\$445,000

Sold Date

03-Oct-19

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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