

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

35 Barossa Drive, 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)

Range between

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$547,000

*House

☒

*Unit

Suburb

Clyde North

Period - From

JUL-2017

to

JUN-2018

Source

CoreLogic

Comparable property sales

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
1. 26 Hollywell Road, Clyde North VIC 3978	\$498,800	15/01/2018
2. 6 Wenn Avenue, Clyde North VIC 3978	\$513,000	20/03/2018
3. 26 Glenelg Street, Clyde North VIC 3978	\$535,000	20/01/2018



OBrien Real Estate