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 CASA CIRCUIT 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	$110,000	&	$121,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Clyde North
Period-from	01 Aug 2023	to	31 Jul 2024	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
25 HOLLYWELL ROAD CLYDE NORTH VIC 3978	$1,110,000	14-Apr-24

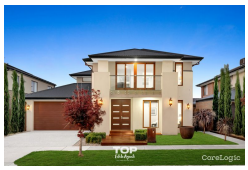
OR

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: 26 August 2024

OBrien Real Estate

Obrien Real Estate Rowville
P 0397565900
M 0438769921
E rowville@obrienrealestate.com.au



25 HOLLYWELL ROAD CLYDE NORTH VIC 3978

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Sold Price **$1,110,000** Sold Date **14-Apr-24**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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