

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

24 Capstone Street Clyde 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Clyde

Period-from

01 Jan 2021

to

31 Dec 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

86 Bona Vista Rise Clyde VIC 3978	\$675,000	25-Nov-21
52 Heybridge Street Clyde VIC 3978	\$745,250	18-Oct-21
8 Yarra Street Clyde VIC 3978	\$765,000	22-Nov-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: 25 January 2022

Private Inspection

All inspections are by appointment only. To ensure all the agent's at a time a private inspection at the selected time is strictly with a State government permit and safety rules.

Inspection Policy

- Insights are provided. No building, No entry
- No need to use the QR code upon entry
- Beds must be seen at all times
- Please bring a QR code to the inspection and other people

Our agents will provide hand sanitizer at every inspection and will follow the appropriate distancing rules throughout.

We thank you for your cooperation during these times.

Harcourts Branch

86 Bona Vista Rise Clyde VIC 3978

Sold Price

RS

\$675,000

Sold Date

25-Nov-21

4

2

2

Distance

0.23km



52 Heybridge Street Clyde VIC 3978

Sold Price

\$745,250

Sold Date

18-Oct-21

4

2

2

Distance

0.16km



8 Yarra Street Clyde VIC 3978

Sold Price

\$765,000

Sold Date

22-Nov-21

4

2

2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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