STATEMENT OF INFORMATION

Prepared on 17 Aug 2018

Richard Davis
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HOUSE Offered for Sale

17 Capstone Street Clyde VIC 3978

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $495,000 & $540,000

Median Sale Price

$528,250 Houses in Clyde between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



5 Yarra Street Clyde VIC 3978
4 2 2
Sold Price **$529,950** Sold Date **16-Mar-17**
Distance **0.08km**



10 Ayredale Street Clyde VIC 3978
4 2 2
Sold Price **$550,000** Sold Date **30-Jul-17**
Distance **0.12km**



21 Cradle Avenue Clyde VIC 3978
4 2 1
Sold Price **$532,000** Sold Date **27-Jun-18**
Distance **0.44km**

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3 Trickett Street Clyde VIC 3978 Sold Price **$487,500** Sold Date **18-May-18**

3 2 1 Distance **0.72km**

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