

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

21 RAILWAY ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,250

Property type

House

Suburb

Clyde

Period-from

01 Jun 2023

to

31 May 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

3 CAPSTONE STREET CLYDE VIC 3978	\$855,000	03-Mar-24
4 LEVENDALE STREET CLYDE VIC 3978	\$847,500	16-Jan-24
64 KAMONA STREET CLYDE VIC 3978	\$835,000	22-Feb-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: 03 June 2024

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**3 CAPSTONE STREET CLYDE VIC 3978**

Sold Price

\$855,000

Sold Date

03-Mar-24

4 2 2

Distance

0.69km**4 LEVENDALE STREET CLYDE VIC 3978**

Sold Price

\$847,500

Sold Date

16-Jan-24

4 2 2

Distance

1.08km**64 KAMONA STREET CLYDE VIC 3978**

Sold Price

\$835,000

Sold Date

22-Feb-24

4 3 2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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