

## 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

16 TERRA FIRMA CIRCUIT CLYDE VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$919,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Sep 2023

to

31 Aug 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 GOTCH PLACE CLYDE VIC 3978	\$890,000	22-Mar-24
74 WATERMAN DRIVE CLYDE VIC 3978	\$850,000	12-May-24
5 TIN ALLEY AVENUE CLYDE VIC 3978	\$1,000,000	26-Mar-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: 12 September 2024

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**3 GOTCH PLACE CLYDE VIC 3978** Sold Price **\$890,000** Sold Date **22-Mar-24**  
 4 beds 2 bathrooms 2 cars Distance **0.14km**



**74 WATERMAN DRIVE CLYDE VIC 3978** Sold Price **\$850,000** Sold Date **12-May-24**  
 4 beds 2 bathrooms 2 cars Distance **0.47km**



**5 TIN ALLEY AVENUE CLYDE VIC 3978** Sold Price **\$1,000,000** Sold Date **26-Mar-24**  
 4 beds 2 bathrooms 2 cars Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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