

## 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

34 ATHLETIC 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

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Clyde

Period-from

01 Mar 2024

to

28 Feb 2025

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 17 ATHLETIC CIRCUIT CLYDE VIC 3978 | \$675,000 | 18-Dec-24 |
| 84 ATHLETIC CIRCUIT CLYDE VIC 3978 | \$695,000 | 02-Feb-25 |
| 4 BACKMAN ROAD CLYDE VIC 3978      | \$680,000 | 08-Oct-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.~~

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**17 ATHLETIC CIRCUIT CLYDE VIC 3978**

 4  2  2

Sold Price

**\$675,000**

Sold Date

**18-Dec-24**

Distance

**0.09km**



**84 ATHLETIC CIRCUIT CLYDE VIC 3978**

 4  2  2

Sold Price

**\$695,000**

Sold Date

**02-Feb-25**

Distance

**0.27km**



**4 BACKMAN ROAD CLYDE VIC 3978**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**08-Oct-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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