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<br>Including suburb and postcode | 47 ATHLETIC CIRCUIT 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 | $675,000 | & | $710,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $700,000 | Property type | House | Suburb | Clyde |
| Period-from | 01 Oct 2024 | to | 30 Sep 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 1 GLENDORA AVENUE CLYDE VIC 3978 | $715,000 | 26-Jun-25 |
| 15 DRUMMOND STREET CLYDE VIC 3978 | $692,000 | 15-Jul-25 |
| 11 MICHIGAN ROAD CLYDE VIC 3978 | $685,000 | 29-Jul-25 |

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: 30 October 2025

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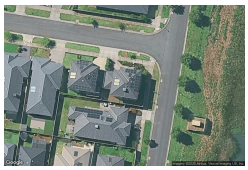

**1 GLENDORA AVENUE CLYDE VIC 3978**
3 2 2

Sold Price **$715,000** Sold Date **26-Jun-25**
Distance **0.86km**



**15 DRUMMOND STREET CLYDE VIC 3978**
3 2 2

Sold Price **$692,000** Sold Date **15-Jul-25**
Distance **1.46km**



**11 MICHIGAN ROAD CLYDE VIC 3978**
3 2 2

Sold Price **$685,000** Sold Date **29-Jul-25**
Distance **3.03km**

**RS** = Recent sale **UN** = Undisclosed Sale

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