

# 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

42 Waterman Drive, Clyde, Vic 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$835,000

&

\$879,000

### Median sale price

Median price

\$675,000

Property type

House

Suburb

Clyde

Period - From

01/01/2023

to

31/12/2023

Source



PropTrack

### 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 six 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
66 Waterman Drive, Clyde, VIC 3978	\$915,000	21/11/2023
13 Grandstand Crescent, Clyde North, VIC 3978	\$755,000	21/11/2023
51 Bellman Avenue, Clyde, VIC 3978	\$775,000	09/09/2023

**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 six months.

This Statement of Information was prepared on: 15/01/2024