

## 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

19 POWLETT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,500

Property type

House

Suburb

Clyde

Period-from

01 Mar 2023

to

29 Feb 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

4 POWLETT DRIVE CLYDE VIC 3978	\$735,000	09-Dec-23
12 PUMP HOUSE CRESCENT CLYDE VIC 3978	\$750,000	21-Dec-23
4 WHINSTONE AVENUE CLYDE VIC 3978	\$764,000	17-Dec-23

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: 25 March 2024



## 4 POWLETT DRIVE CLYDE VIC 3978

 4  2  2

Sold Price **\$735,000** Sold Date **09-Dec-23**

Distance **0.14km**



## 12 PUMP HOUSE CRESCENT CLYDE VIC 3978

 4  2  2

Sold Price **\$750,000** Sold Date **21-Dec-23**

Distance **0.49km**



## 4 WHINSTONE AVENUE CLYDE VIC 3978

 4  2  2

Sold Price **\$764,000** Sold Date **17-Dec-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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