

## 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

32 BOWLER AVENUE CLYDE VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Clyde

Period-from

01 Jun 2024

to

31 May 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 7 KAMONA STREET CLYDE VIC 3978    | \$655,000 | 12-Feb-25 |
| 5 FULLBACK ROAD CLYDE VIC 3978    | \$695,500 | 08-Feb-25 |
| 36 HILL FARM DRIVE CLYDE VIC 3978 | \$660,000 | 22-Apr-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: 18 June 2025



### 7 KAMONA STREET CLYDE VIC 3978

 3  2  2

Sold Price **\$655,000** Sold Date **12-Feb-25**

Distance **0.15km**



### 5 FULLBACK ROAD CLYDE VIC 3978

 4  2  2

Sold Price **\$695,500** Sold Date **08-Feb-25**

Distance **0.28km**



### 36 HILL FARM DRIVE CLYDE VIC 3978

 4  2  2

Sold Price <sup>RS</sup> **\$660,000** Sold Date **22-Apr-25**

Distance **0.63km**

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

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