

## 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

59 COTTONGRASS AVENUE CLYDE NORTH 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2021

to

30 Jun 2022

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

|   |           |           |
|---|-----------|-----------|
| 6 PICKEREL AVENUE CLYDE NORTH VIC 3978    | \$780,000 | 18-Jul-22 |
| 23 TIDESWELL STREET CLYDE NORTH VIC 3978  | \$780,000 | 13-Jul-22 |
| 33 SPRINGBROOK DRIVE CLYDE NORTH VIC 3978 | \$815,112 | 24-Feb-21 |

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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**6 PICKEREL AVENUE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**18-Jul-22**

Distance

**0.09km**



**23 TIDESWELL STREET CLYDE  
NORTH VIC 3978**

3 2 2

Sold Price

Sold Date

**13-Jul-22**

Distance

**0.1km**



**33 SPRINGBROOK DRIVE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$815,112**

Sold Date

**24-Feb-21**

Distance

**0.16km**



**15 DAPPLE CRESCENT CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$810,000**

Sold Date

**08-Jun-22**

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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