

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	15 Cottongrass Avenue, Clyde North, VIC 3978
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$745,000	Property Type	House	Suburb	Clyde North (3978)
Period - From	01/06/2024	to	31/05/2025	Source	Realestate.com.au

Comparable property sales

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
5 CROSSWATER BOULEVARD, CLYDE NORTH VIC 3978	\$1,100,000	26/05/2025
9 NELSE STREET, CRANBOURNE NORTH VIC 3977	\$1,140,000	31/03/2025
132 WHEELERS PARK DRIVE, CRANBOURNE NORTH VIC 3977	\$1,100,000	14/03/2025

This Statement of Information was prepared on: 03/06/2025