Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	red fo	r sale							
Address Including suburb and postcode		1 Shell Close, Clyde North, VIC 3978							
Indicative sell	ling pr	ice							
For the meaning	of this	price see	consun	ner.vic.gov.au/u	nderquo	oting			
Price Range	\$950,000		&	\$1,04	\$1,045,000				
Median sale p	rice								
Median price	\$725	\$725,000		Property Type	House		Suburb	Clyde North (3978)	
Period - From	01/07	7/2024	to	30/06/2025	https://www.realestate.com.au				
Comparable p	roper	ty sales	;						
D	The es	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were							

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:	08/10/2025