

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 | 18 Flowerbloom Crescent, Clyde North, VIC 3978 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |             |
|-------------|-----------|---|-------------|
| Price Range | \$999,900 | & | \$1,099,000 |
|-------------|-----------|---|-------------|

Median sale price

|               |            |               |            |        |   |
|---------------|------------|---------------|------------|--------|---|
| Median price  | \$725,000  | Property Type | House      | Suburb | Clyde North (3978)  |
| Period - From | 01/05/2024 | to            | 30/04/2025 | Source | <a href="https://www.realestate.com.au">https://www.realestate.com.au</a> |

Comparable property sales

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 six months.

|  |            |
|--|------------|
| This Statement of Information was prepared on: | 30/05/2025 |
|--|------------|