

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

1/1409 CENTRE ROAD CLAYTON VIC 3168

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/8 JEAN AVENUE CLAYTON VIC 3168	\$780,000	04-May-23
1/5 YARRAM CRESCENT CLAYTON VIC 3168	\$820,000	19-May-23
3/1448 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$770,000	19-Jun-24

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: 09 July 2024



1/8 JEAN AVENUE CLAYTON VIC 3168

Sold Price

\$780,000

Sold Date **04-May-23**

 3  2  1

Distance **0.16km**



1/5 YARRAM CRESCENT CLAYTON VIC 3168

Sold Price

\$820,000

Sold Date **19-May-23**

 3  3  2

Distance **0.61km**



3/1448 CENTRE ROAD CLAYTON SOUTH VIC 3169

Sold Price

^{RS} **\$770,000** ^{UN}

Sold Date **19-Jun-24**

 3  2  1

Distance **0.91km**



2/1331-1333 CENTRE ROAD CLAYTON VIC 3168

Sold Price

\$770,000

Sold Date **08-Feb-24**

 3  1  1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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