

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

1/1411 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,198,000

Property type

House

Suburb

Clayton

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/17 SARTON ROAD CLAYTON VIC 3168	\$750,000	15-Feb-23
1/16 FLORA ROAD CLAYTON VIC 3168	\$818,000	03-Jun-23
4/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$805,000	17-May-23

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: 04 July 2023

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1/17 SARTON ROAD CLAYTON VIC 3168

Sold Price

\$750,000

Sold Date

15-Feb-23
 3

 2

 2

Distance

2.28km

1/16 FLORA ROAD CLAYTON VIC 3168

Sold Price

^{RS}
\$818,000

Sold Date

03-Jun-23
 3

 1

 1

Distance

1.13km

4/1303-1305 CENTRE ROAD CLAYTON VIC 3168

Sold Price

^{RS}
\$805,000

Sold Date

17-May-23
 3

 1

 1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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