

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/1426 Centre Road, Clayton South Vic 3169

Indicative selling price

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

Single price \$ or range between \$450,000 & \$495,000

Median sale price

Median price \$532,500 Property type Unit Suburb Clayton South

Period - From 19/07/2022 to 18/07/2023 Source REIV

Comparable property sales

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
5/1796-1800 Dandenong Rd CLAYTON 3168	\$491,999	18/05/2023
19/24 Burton Av CLAYTON 3168	\$470,000	05/03/2023
110/16 Lomandra Dr CLAYTON SOUTH 3169	\$455,000	04/05/2023

This Statement of Information was prepared on: 19/07/2023