

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

1/1434 NORTH 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 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

2/39 MARSHALL AVENUE CLAYTON VIC 3168	\$740,000	18-Jan-24
3/15 PANORAMA STREET CLAYTON VIC 3168	\$770,000	27-Apr-24
29 BRUSHBOX COURT CLAYTON VIC 3168	\$750,000	13-Mar-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: 13 June 2024


**2/39 MARSHALL AVENUE
 CLAYTON VIC 3168**
 3  1  1

 Sold Price **\$740,000** Sold Date **18-Jan-24**

 Distance **0.82km**

**3/15 PANORAMA STREET
 CLAYTON VIC 3168**
 3  2  2

 Sold Price ^{RS} **\$770,000** Sold Date **27-Apr-24**

 Distance **1.13km**

**29 BRUSHBOX COURT CLAYTON
 VIC 3168**
 3  1  2

 Sold Price **\$750,000** Sold Date **13-Mar-24**

 Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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