

# 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

1/1468 Centre Road, Clayton South Vic 3169

### Indicative selling price

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

Range between \$820,000 & \$900,000

### Median sale price

Median price \$886,500 Property Type House Suburb Clayton South

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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 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
1	2 Helena St CLAYTON SOUTH 3169	\$942,000	15/03/2023
2	1/50 Alice St CLAYTON 3168	\$937,500	04/05/2023
3	1/29 Mcmillan St CLAYTON SOUTH 3169	\$910,000	07/06/2023

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 six months.~~

This Statement of Information was prepared on:

24/07/2023 11:09



4   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$820,000 - \$900,000

**Median House Price**

June quarter 2023: \$886,500

## Comparable Properties



**2 Helena St CLAYTON SOUTH 3169 (REI)**

Agent Comments

4   3   2

**Price:** \$942,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** Townhouse (Single)



**1/50 Alice St CLAYTON 3168 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$937,500

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** Townhouse (Single)



**1/29 Mcmillan St CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$910,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 211 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604