

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

1/15 ROBINSON STREET 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

3/41 COLIN ROAD OAKLEIGH SOUTH VIC 3167	\$1,000,000	23-Mar-24
2/83 CARINISH ROAD CLAYTON VIC 3168	\$960,000	24-Mar-24
75A MADELEINE ROAD CLAYTON VIC 3168	\$961,000	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: 19 April 2024

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**3/41 COLIN ROAD OAKLEIGH
SOUTH VIC 3167**
 4  2  2

 Sold Price ^{RS} **\$1,000,000** Sold Date **23-Mar-24**

 Distance **0.3km**

**2/83 CARINISH ROAD CLAYTON
VIC 3168**
 4  3  1

 Sold Price ^{RS} **\$960,000** Sold Date **24-Mar-24**

 Distance **0.71km**

**75A MADELEINE ROAD CLAYTON
VIC 3168**
 4  3  2

 Sold Price ^{RS} **\$961,000** Sold Date **13-Mar-24**

 Distance **0.77km**
RS = Recent sale

UN = Undisclosed Sale

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