

## 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

1/35 EDINBURGH STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

1/30 ALICE STREET CLAYTON VIC 3168	\$730,000	28-Oct-23
2/66 EDINBURGH STREET CLAYTON VIC 3168	\$821,000	20-Mar-24
47E CARINISH ROAD CLAYTON VIC 3168	\$836,500	31-Oct-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: 27 March 2024



**1/30 ALICE STREET CLAYTON VIC 3168**

Sold Price

**\$730,000**

Sold Date

**28-Oct-23**

 3  1  1

Distance

**0.28km**



**2/66 EDINBURGH STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$821,000** <sup>UN</sup>

Sold Date

**20-Mar-24**

 2  2  1

Distance

**0.29km**



**47E CARINISH ROAD CLAYTON VIC 3168**

Sold Price

**\$836,500**

Sold Date

**31-Oct-23**

 5  2  1

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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