# 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

1/44 BROWNS	ROAD	CLAYTON	VIC	168
1/44 DI\UVINO	NOAD	CLATION		001

## Indicative selling price

Period-from

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

Single Price		or rang betwee	3900000	&	\$1,050,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$738,500	Property type	Unit	Suburb	Clayton

30 Sep 2023

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2022

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.

to

Address of comparable property	Price	Date of sale
2 LUKE STREET CLAYTON VIC 3168	\$1,008,000	23-Sep-23
6/10 PRINCE STREET CLAYTON VIC 3168	\$1,040,000	05-Aug-23
5/10 PRINCE STREET CLAYTON VIC 3168	\$1,015,000	08-Jul-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: 13 October 2023



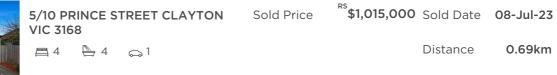
Corelogic

consumer.vic.gov.au



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<sup>RS</sup>\$1,008,000 Sold Date 23-Sep-23 2 LUKE STREET CLAYTON VIC 3168 Sold Price Distance 0.17km 酉 4 2 **a** 2 6/10 PRINCE STREET CLAYTON Sold Price \$1,040,000 Sold Date 05-Aug-23 VIC 3168 Distance 0.69km 酉 4 ₿ 4 ్ల 2



RS = Recent sale UN = Undisclosed Sale

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