

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 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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 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

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2 LUKE STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$1,008,000** Sold Date **23-Sep-23**
 4  2  2

 Distance **0.17km**

6/10 PRINCE STREET CLAYTON VIC 3168 Sold Price **\$1,040,000** Sold Date **05-Aug-23**
 4  4  2

 Distance **0.69km**

5/10 PRINCE STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$1,015,000** Sold Date **08-Jul-23**
 4  4  1

 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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