

## 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

1/54 EVELYN 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2022

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/48 PANORAMA STREET CLAYTON VIC 3168 | \$906,000 | 15-Jul-23 |
| 1/13 LANTANA STREET CLAYTON VIC 3168  | \$881,000 | 13-May-23 |
| 1/5 YARRAM CRESCENT CLAYTON VIC 3168  | \$820,000 | 19-May-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: 17 July 2023


**1/48 PANORAMA STREET  
CLAYTON VIC 3168**
 4    2    2

Sold Price

<sup>RS</sup> **\$906,000**

Sold Date

**15-Jul-23**

Distance

**0.16km**

**1/13 LANTANA STREET CLAYTON  
VIC 3168**
 3    2    1

Sold Price

<sup>RS</sup> **\$881,000**

Sold Date

**13-May-23**

Distance

**0.25km**

**1/5 YARRAM CRESCENT CLAYTON  
VIC 3168**
 3    3    2

Sold Price

**\$820,000**

Sold Date

**19-May-23**

Distance

**1.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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