

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

1/65 EDINBURGH 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2022

to

31 Oct 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

7/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$750,000	07-Oct-23
1/6 ORMOND ROAD CLAYTON VIC 3168	\$697,000	19-Oct-23
1/30 ALICE STREET CLAYTON VIC 3168	\$730,000	28-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: 03 November 2023

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**7/1303-1305 CENTRE ROAD
CLAYTON VIC 3168**
 3  2  1

Sold Price

^{RS}
\$750,000

Sold Date

07-Oct-23

Distance

1.41km

**1/6 ORMOND ROAD CLAYTON VIC
3168**
 3  2  1

Sold Price

^{RS}
\$697,000
^{UN}

Sold Date

19-Oct-23

Distance

0.67km

**1/30 ALICE STREET CLAYTON VIC
3168**
 3  1  1

Sold Price

^{RS}
\$730,000

Sold Date

28-Oct-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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