

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

1/68 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

\$700,000

&

\$770,000

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

| | | |
|--|-----------|-----------|
| 1/64 KIONGA STREET CLAYTON VIC 3168 | \$740,000 | 09-Dec-23 |
| 1/65 EDINBURGH STREET CLAYTON VIC 3168 | \$715,000 | 25-Nov-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: 19 March 2024


**1/64 KIONGA STREET CLAYTON
VIC 3168**
 3
  1
  1

 Sold Price **\$740,000** Sold Date **09-Dec-23**

 Distance **1.7km**

**1/65 EDINBURGH STREET
CLAYTON VIC 3168**
 3
  1
  1

 Sold Price **\$715,000** Sold Date **25-Nov-23**

 Distance **0.04km**

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

 Sold Price **\$730,000** Sold Date **28-Oct-23**

 Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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