

## 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

1/80 VIEW 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

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

2/12 CANTALA STREET CLAYTON VIC 3168	\$970,000	19-Mar-23
2/47 VIEW STREET CLAYTON VIC 3168	\$963,500	29-Apr-23
1/48 PANORAMA STREET CLAYTON VIC 3168	\$906,000	15-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: 20 July 2023

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**2/12 CANTALA STREET CLAYTON VIC 3168**
 4  3  2

Sold Price

**\$970,000**

Sold Date

**19-Mar-23**

Distance

**1.82km**

**2/47 VIEW STREET CLAYTON VIC 3168**
 3  2  2

Sold Price

**\$963,500**

Sold Date

**29-Apr-23**

Distance

**0.07km**

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

Sold Price

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

Sold Date

**15-Jul-23**

Distance

**1.8km**

RS = Recent sale

UN = Undisclosed Sale

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