

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

1/9-15 FREGON 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 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

8 LEAF COURT CLAYTON VIC 3168	\$604,000	27-Apr-24
3/23 FRANCIS STREET CLAYTON VIC 3168	\$630,000	29-Apr-24
48/29 BROWNS ROAD CLAYTON VIC 3168	\$655,000	02-Dec-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: 11 June 2024



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8 LEAF COURT CLAYTON VIC 3168 Sold Price ^{RS} **\$604,000** Sold Date **27-Apr-24**
Distance **0.65km**
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3/23 FRANCIS STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$630,000** Sold Date **29-Apr-24**
Distance **0.71km**
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48/29 BROWNS ROAD CLAYTON VIC 3168 Sold Price **\$655,000** Sold Date **02-Dec-23**
Distance **0.73km**
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RS = Recent sale **UN** = Undisclosed Sale

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