

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

10 Prince Charles Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,278,500 Property Type House Suburb Clayton

Period - From 05/12/2022 to 04/12/2023 Source REIV

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 six 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	19 Stockdale Av CLAYTON 3168	\$1,566,000	18/11/2023
2	46 Glenbrook Av CLAYTON 3168	\$1,333,000	02/09/2023
3			

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 six months.

This Statement of Information was prepared on: 05/12/2023 13:06



Property Type: HOUSE

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



19 Stockdale Av CLAYTON 3168 (REI)

Agent Comments



Price: \$1,566,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 761 sqm approx



46 Glenbrook Av CLAYTON 3168 (REI)

Agent Comments



Price: \$1,333,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 705 sqm approx

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 six months.