

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

1492 North Road, Clayton Vic 3168

Indicative selling price

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

Single price

\$1,410,000

Median sale price

Median price

\$1,250,500

Property Type

House

Suburb

Clayton

Period - From

01/04/2023

to

31/03/2024

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	29 Robinson St CLAYTON 3168	\$1,438,000	20/04/2024
2	21 Viewbank Rd MOUNT WAVERLEY 3149	\$1,411,000	16/03/2024
3	3 Eva St CLAYTON 3168	\$1,410,000	13/04/2024

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:

02/05/2024 08:02



3 1 1

Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$1,410,000

Median House Price

Year ending March 2024: \$1,250,500

Comparable Properties



29 Robinson St CLAYTON 3168 (REI)

Agent Comments

4 1 4

Price: \$1,438,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 883 sqm approx



21 Viewbank Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 3

Price: \$1,411,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 761 sqm approx



3 Eva St CLAYTON 3168 (REI)

Agent Comments

5 4 3

Price: \$1,410,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 750 sqm approx