# 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	e cons	sumer.vic.gov.au	ı/underquotin	g	
Single pric	e \$1,410,000					
Median sale p	rice					
Median price	\$1,250,500	Pro	operty Type Hou	use	Suburb	Clayton
Period - From	01/04/2023	to	31/03/2024	Sour	ce 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.

Add	dress 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







**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)

Price: \$1,438,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 883 sqm approx Agent Comments

Agent Comments





21 Viewbank Rd MOUNT WAVERLEY 3149 (REI) 3 
1 
3 
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

Price: \$1,410,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 750 sqm approx

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



propertydata

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