

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

1501 CENTRE 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

3 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169	\$900,000	14-Sep-23
52 CLEARY COURT CLAYTON SOUTH VIC 3169	\$900,000	06-Nov-23
26 CLEARY COURT CLAYTON SOUTH VIC 3169	\$872,000	29-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.~~

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3 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169

3 1 1

Sold Price

\$900,000

Sold Date

14-Sep-23

Distance

1.04km



52 CLEARY COURT CLAYTON SOUTH VIC 3169

3 1 2

Sold Price

Sold Date

06-Nov-23

Distance

1.14km



26 CLEARY COURT CLAYTON SOUTH VIC 3169

3 1 3

Sold Price

\$872,000

Sold Date

29-Jul-23

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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