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

19a Panorama Street, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$906,000	Pro	operty Type	Tow	nhouse		Suburb	Clayton
Period - From	21/05/2023	to	20/05/2024		Sc	ource	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	45c Prince Charles St CLAYTON 3168	\$1,020,000	09/03/2024
2	3/41 Colin Rd OAKLEIGH SOUTH 3167	\$1,000,000	23/03/2024
3	2/29 Lillian St CLAYTON 3168	\$960,000	20/04/2024

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:

21/05/2024 13:38





Peter Liu 0410380606 peter.liu@raywhite.com





Property Type: House (Res) **Land Size:** 210 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 21/05/2023 - 20/05/2024: \$906,000

Comparable Properties

45c Prince Charles St CLAYTON 3168 (REI/VG) Agent Comments



Price: \$1,020,000 Method: Auction Sale Date: 09/03/2024 Property Type: Townhouse (Res) Land Size: 198 sqm approx



3/41 Colin Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,000,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res) Land Size: 206 sqm approx



2/29 Lillian St CLAYTON 3168 (REI)

🛥 | 4 🙀 2 🛱 1

Agent Comments

Price: \$960,000 Method: Sold Before Auction Date: 20/04/2024 Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.