

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$906,000 Property Type Townhouse Suburb Clayton

Period - From 21/05/2023 to 20/05/2024 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 | 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



**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)**

Agent Comments



**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 20/04/2024

**Property Type:** Townhouse (Res)