

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

2/1448 NORTH 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

2/19 THOMPSON STREET CLAYTON VIC 3168	-	18-May-24
1/16 MYRIONG STREET CLAYTON VIC 3168	\$826,000	27-Apr-24
5/12 MACRINA STREET OAKLEIGH EAST VIC 3166	\$812,000	26-Mar-24

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.~~

This Statement of Information was prepared on: 10 July 2024



**2/19 THOMPSON STREET
CLAYTON VIC 3168**

3 2 2

Sold Price

RS - UN

Sold Date **18-May-24**

Distance **0.65km**



**1/16 MYRIONG STREET CLAYTON
VIC 3168**

3 1 2

Sold Price

\$826,000

Sold Date **27-Apr-24**

Distance **0.46km**



**5/12 MACRINA STREET OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price

\$812,000

Sold Date **26-Mar-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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