
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

2/1452-1454 North Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$692,500 Property type Unit Suburb Clayton

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
3/10 Dennis St CLAYTON 3168	\$490,000	09/10/2023
4/40 Valley St OAKLEIGH SOUTH 3167	\$462,500	20/06/2023

This Statement of Information was prepared on: 08/11/2023