

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

2/23 GLENBROOK AVENUE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2022

to

30 Jun 2023

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

3/42 EVELYN STREET CLAYTON VIC 3168	\$800,888	18-Jul-23
3/106 KANOOKA GROVE CLAYTON VIC 3168	\$825,000	19-Apr-23
1/13 LANTANA STREET CLAYTON VIC 3168	\$881,000	13-May-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.~~

This Statement of Information was prepared on: 20 July 2023

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**3/42 EVELYN STREET CLAYTON
VIC 3168**
 3  2  1

Sold Price

^{RS}
\$800,888

Sold Date

18-Jul-23

Distance

1.55km

**6/106 KANOOKA GROVE
CLAYTON VIC 3168**
 3  2  1

Sold Price

^{RS} **\$825,000**

Sold Date

19-Apr-23

Distance

1.89km

**1/13 LANTANA STREET CLAYTON
VIC 3168**
 3  2  1

Sold Price

^{RS}
\$881,000

Sold Date

13-May-23

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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