

## 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

2/32 BROWNS ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2022

to

30 Nov 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

1B/3 CANTALA STREET CLAYTON VIC 3168	\$1,200,000	28-Nov-23
2/9 LANTANA STREET CLAYTON VIC 3168	\$1,025,511	23-Sep-23
2/14 ALICE STREET CLAYTON VIC 3168	\$1,136,000	12-Nov-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: 21 December 2023

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**1B/3 CANTALA STREET CLAYTON  
VIC 3168**

Sold Price

<sup>RS</sup>
**\$1,200,000**

Sold Date

**28-Nov-23**
 4
  3
  1

Distance

**0.46km**

**2/9 LANTANA STREET CLAYTON  
VIC 3168**

Sold Price

**\$1,025,511**

Sold Date

**23-Sep-23**
 4
  4
  2

Distance

**0.65km**

**2/14 ALICE STREET CLAYTON VIC  
3168**

Sold Price

<sup>RS</sup>
**\$1,136,000**

Sold Date

**12-Nov-23**
 4
  3
  1

Distance

**1.29km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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