

## 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

2/454 CLAYTON ROAD CLAYTON SOUTH VIC 3169

### 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2023

to

31 May 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

1 RAYHUR STREET CLAYTON SOUTH VIC 3169	\$786,500	01-Jun-24
1/15 THIRD STREET CLAYTON SOUTH VIC 3169	\$792,000	02-Mar-24
1/49 MAIN ROAD CLAYTON SOUTH VIC 3169	\$781,999	17-Feb-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: 18 June 2024


**1 RAYHUR STREET CLAYTON SOUTH VIC 3169**
 3  1  1

Sold Price

<sup>RS</sup> **\$786,500**

Sold Date

**01-Jun-24**

Distance

**1.06km**

**1/15 THIRD STREET CLAYTON SOUTH VIC 3169**
 3  1  1

Sold Price

**\$792,000**

Sold Date

**02-Mar-24**

Distance

**1.32km**

**1/49 MAIN ROAD CLAYTON SOUTH VIC 3169**
 3  1  -

Sold Price

**\$781,999**

Sold Date

**17-Feb-24**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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