

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

2/66 Edinburgh Street, Clayton Vic 3168

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Clayton

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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	2/458 Haughton Rd CLAYTON SOUTH 3169	\$743,500	02/12/2023
2	2/139 Moriah St CLAYTON 3168	\$692,000	18/02/2024
3	23 Irwin St CLAYTON 3168	\$662,000	14/10/2023

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 six months.~~

This Statement of Information was prepared on:

26/02/2024 10:56



Property Type: Unit

Agent Comments

Indicative Selling Price

\$660,000 - \$700,000

Median Unit Price

December quarter 2023: \$735,000

Comparable Properties



2/458 Houghton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$743,500

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit



2/139 Moriah St CLAYTON 3168 (REI)

Agent Comments



Price: \$692,000

Method: Auction Sale

Date: 18/02/2024

Property Type: Townhouse (Res)



23 Irwin St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$662,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 227 sqm approx

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