

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

2/8 FAIRBANK ROAD CLAYTON SOUTH VIC 3169

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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,800

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2022

to

30 Sep 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

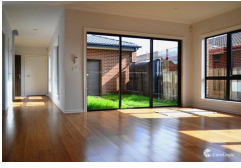
Date of sale

4/16 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$738,000	04-Jul-23
3/18 MANOON ROAD CLAYTON SOUTH VIC 3169	\$705,000	24-Jun-23
1/3 SECOND STREET CLAYTON SOUTH VIC 3169	\$599,000	01-Oct-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: 19 October 2023



4/16 BURNS AVENUE CLAYTON SOUTH VIC 3169

3 2 3

Sold Price **\$738,000** Sold Date **04-Jul-23**

Distance **0.73km**



3/18 MANOON ROAD CLAYTON SOUTH VIC 3169

3 1 1

Sold Price **\$705,000** Sold Date **24-Jun-23**

Distance **2.81km**



1/3 SECOND STREET CLAYTON SOUTH VIC 3169

4 2 2

Sold Price ^{RS} **\$599,000** Sold Date **01-Oct-23**

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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