

## 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

24/163 CARINISH 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

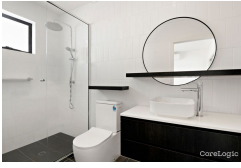
Date of sale

48/29 BROWNS ROAD CLAYTON VIC 3168	\$655,000	02-Dec-23
21C BROWNS ROAD CLAYTON VIC 3168	\$640,000	22-Nov-23
19 BRUSHBOX COURT CLAYTON VIC 3168	\$623,000	24-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: 22 March 2024


**48/29 BROWNS ROAD CLAYTON VIC 3168**

Sold Price

**\$655,000**

 Sold Date **02-Dec-23**
 2  2  1

 Distance **0.43km**

**21C BROWNS ROAD CLAYTON VIC 3168**

Sold Price

**\$640,000**

 Sold Date **22-Nov-23**
 2  1  1

 Distance **0.53km**

**19 BRUSHBOX COURT CLAYTON VIC 3168**

Sold Price

**\$623,000**

 Sold Date **24-Oct-23**
 2  1  1

 Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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