

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

25/1324-1328 CENTRE 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

\$350,000

&

\$385,000

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

1/1430 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$400,000	05-Jun-23
17/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$340,000	24-Aug-23
217/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$410,000	17-May-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: 11 October 2023



**1/1430 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

 2  1  1

Sold Price

\$400,000

Sold Date

05-Jun-23

Distance

1.05km



**17/1324-1328 CENTRE ROAD
CLAYTON SOUTH VIC 3169**

 2  1  1

Sold Price

\$340,000

Sold Date

24-Aug-23

Distance

0km



**217/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  1  1

Sold Price

\$410,000

Sold Date

17-May-23

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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