

## 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

3/1448 CENTRE 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

\$875,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2023

to

31 Jan 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

1/59 KIONGA STREET CLAYTON VIC 3168	\$831,000	16-Sep-23
13 BOTANIC DRIVE CLAYTON SOUTH VIC 3169	\$825,000	30-Sep-23
2/22 PANORAMA STREET CLAYTON VIC 3168	\$840,000	13-Sep-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.~~

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**1/59 KIONGA STREET CLAYTON  
VIC 3168**

3 2 1

Sold Price **\$831,000** Sold Date **16-Sep-23**

Distance **0.35km**



**13 BOTANIC DRIVE CLAYTON  
SOUTH VIC 3169**

3 2 1

Sold Price **\$825,000** Sold Date **30-Sep-23**

Distance **1.06km**



**2/22 PANORAMA STREET  
CLAYTON VIC 3168**

3 2 1

Sold Price **\$840,000** Sold Date **13-Sep-23**

Distance **1.27km**



**2/7 WORDSWORTH AVENUE  
CLAYTON SOUTH VIC 3169**

3 2 1

Sold Price **\$795,000** Sold Date **28-Oct-23**

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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