

## 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

3/1484 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

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

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

1/15 THIRD STREET CLAYTON SOUTH VIC 3169	\$792,000	02-Mar-24
3/79 MADELEINE ROAD CLAYTON VIC 3168	\$760,000	21-Feb-24
2/16 RENVER ROAD CLAYTON VIC 3168	\$712,000	05-Mar-24

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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Catherine Chan

M 0478817198

E catherinechan@jxre.com.au


**1/15 THIRD STREET CLAYTON SOUTH VIC 3169**
 3  1  1

Sold Price

<sup>RS</sup>
**\$792,000**

Sold Date

**02-Mar-24**

Distance

**0.23km**

**3/79 MADELEINE ROAD CLAYTON VIC 3168**
 3  1  1

Sold Price

<sup>RS</sup>
**\$760,000**
<sup>UN</sup>

Sold Date

**21-Feb-24**

Distance

**1.79km**

**2/16 RENVER ROAD CLAYTON VIC 3168**
 3  1  1

Sold Price

<sup>RS</sup>
**\$712,000**

Sold Date

**05-Mar-24**

Distance

**1.55km**

RS = Recent sale

UN = Undisclosed Sale

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