

# 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

3/15 Panorama Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$904,000 Property Type Townhouse Suburb Clayton

Period - From 26/03/2023 to 25/03/2024 Source REIV

### 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 six 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	2/1331-1333 Centre Rd CLAYTON 3168	\$770,000	22/02/2024
2	3/850 Blackburn Rd CLAYTON 3168	\$755,000	12/03/2024
3	2/39 Marshall Av CLAYTON 3168	\$740,000	18/01/2024

**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 six months.~~

This Statement of Information was prepared on:

26/03/2024 15:46



3 bedrooms - 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

26/03/2023 - 25/03/2024: \$904,000

## Comparable Properties



2/1331-1333 Centre Rd CLAYTON 3168 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$770,000

Method: Private Sale

Date: 22/02/2024

Property Type: Townhouse (Single)



3/850 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 1 car

Price: \$755,000

Method: Private Sale

Date: 12/03/2024

Property Type: Townhouse (Single)



2/39 Marshall Av CLAYTON 3168 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$740,000

Method: Sale

Date: 18/01/2024

Property Type: Flat/Unit/Apartment (Res)

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