

# 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

3/23 Francis 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)

Single price \$679,000 or range between &

### Median sale price

Median price \$671,500 Property type Unit Suburb CLAYTON

Period - From 04/03/2023 to 03/03/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 23 Irwin Street Clayton Vic 3168	\$662,000	2023-10-14
2 3/21 Bevan Avenue Clayton South Vic 3169	\$640,000	2024-02-26
3 2/40 Melaleuca Drive Clarinda Vic 3169	\$648,300	2023-09-05

This Statement of Information was prepared on: 04/03/2024

