

## 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

312/1408 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2022

to

31 Aug 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

301/3 ORCHID STREET CLAYTON SOUTH VIC 3169	\$585,000	18-Jul-23
1114/864 BLACKBURN ROAD CLAYTON VIC 3168	\$589,000	14-Apr-23
1101/868 BLACKBURN ROAD CLAYTON VIC 3168	\$525,000	17-Jul-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 September 2023

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**301/3 ORCHID STREET CLAYTON SOUTH VIC 3169**

 2  -  -

Sold Price **\$585,000** Sold Date **18-Jul-23**

Distance **0.21km**



**1114/864 BLACKBURN ROAD CLAYTON VIC 3168**

 2  2  2

Sold Price **\$589,000** Sold Date **14-Apr-23**

Distance **1.65km**



**1101/868 BLACKBURN ROAD CLAYTON VIC 3168**

 2  1  1

Sold Price <sup>RS</sup> **\$525,000** Sold Date **17-Jul-23**

Distance **1.65km**

RS = Recent sale      UN = Undisclosed Sale

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