

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

37 EDINBURGH STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

Other

Suburb

Clayton

Period-from

01 Aug 2022

to

31 Jul 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

49 FULTON STREET CLAYTON VIC 3168	\$995,000	11-May-23
45 CARINISH ROAD CLAYTON VIC 3168	\$955,000	03-Jun-23
30 MARGARET STREET CLAYTON VIC 3168	\$1,080,000	08-Mar-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: 16 August 2023

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49 FULTON STREET CLAYTON VIC 3168

Sold Price

\$995,000

Sold Date

11-May-23
 3
  1
  2

Distance

0.2km

45 CARINISH ROAD CLAYTON VIC 3168

Sold Price

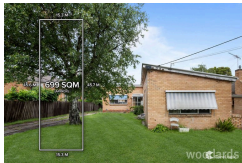
RS

\$955,000

Sold Date

03-Jun-23
 3
  1
  2

Distance

0.34km

30 MARGARET STREET CLAYTON VIC 3168

Sold Price

\$1,080,000

Sold Date

08-Mar-23
 3
  2
  2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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