

## 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

38 MYRIONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Other

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

2 PRINCE STREET CLAYTON VIC 3168	\$1,392,888	17-Apr-24
6 MORTON STREET CLAYTON VIC 3168	\$1,330,000	25-Mar-24
55 MARGARET STREET CLAYTON VIC 3168	\$1,198,000	03-Apr-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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**2 PRINCE STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$1,392,888**

Sold Date

**17-Apr-24**

 4  2  -

Distance

**0.2km**



**6 MORTON STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$1,330,000**

Sold Date

**25-Mar-24**

 3  1  2

Distance

**0.78km**



**55 MARGARET STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$1,198,000**

Sold Date

**03-Apr-24**

 3  1  2

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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