

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

4/1422 Centre Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$824,000 Property Type Unit Suburb Clayton

Period - From 01/04/2023 to 30/06/2023 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	110/16 Lomandra Dr CLAYTON SOUTH 3169	\$455,000	04/05/2023
2	227/60 Autumn Tce CLAYTON SOUTH 3169	\$440,000	26/01/2023
3	405/20 Lomandra Dr CLAYTON SOUTH 3169	\$430,000	28/03/2023

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:

21/07/2023 11:28

RayWhite

2 2 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 June quarter 2023: \$824,000



Comparable Properties



110/16 Lomandra Dr CLAYTON SOUTH 3169 [Agent Comments](#)
 (REI/VG)

2 2 1

Price: \$455,000
Method: Private Sale
Date: 04/05/2023
Property Type: Apartment



227/60 Autumn Tce CLAYTON SOUTH 3169 [Agent Comments](#)
 (VG)

2 - -

Price: \$440,000
Method: Sale
Date: 26/01/2023
Property Type: Flat/Unit/Apartment (Res)

405/20 Lomandra Dr CLAYTON SOUTH 3169 [Agent Comments](#)
 (VG)

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Price: \$430,000
Method: Sale
Date: 28/03/2023
Property Type: Flat/Unit/Apartment (Res)

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