

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

46 GLENBROOK AVENUE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

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

106 CLAYTON ROAD CLAYTON VIC 3168	\$1,180,000	30-Mar-23
22 CALISTA AVENUE OAKLEIGH EAST VIC 3166	\$1,176,000	03-Jun-23
32 HOURIGAN AVENUE CLAYTON VIC 3168	\$1,250,000	04-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: 04 August 2023

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**106 CLAYTON ROAD CLAYTON
 VIC 3168**

 7  2  -

Sold Price **\$1,180,000** Sold Date **30-Mar-23**

Distance **0.34km**



**22 CALISTA AVENUE OAKLEIGH
 EAST VIC 3166**

 2  1  3

Sold Price ^{RS} **\$1,176,000** Sold Date **03-Jun-23**

Distance **0.74km**



**32 HOURIGAN AVENUE CLAYTON
 VIC 3168**

 3  1  1

Sold Price **\$1,250,000** Sold Date **04-Mar-23**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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