

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

5 GENTLE 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

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

1/12 FLORA ROAD CLAYTON VIC 3168	\$830,000	08-Dec-23
2B JORDAN STREET CLAYTON SOUTH VIC 3169	\$836,600	17-Feb-24
2/1331-1333 CENTRE ROAD CLAYTON VIC 3168	\$770,000	08-Feb-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.~~

This Statement of Information was prepared on: 20 May 2024



1/12 FLORA ROAD CLAYTON VIC 3168

3 1 2

Sold Price

\$830,000

Sold Date **08-Dec-23**

Distance **0.44km**



2B JORDAN STREET CLAYTON SOUTH VIC 3169

3 3 -

Sold Price

\$836,600

Sold Date **17-Feb-24**

Distance **1.02km**



2/1331-1333 CENTRE ROAD CLAYTON VIC 3168

3 1 1

Sold Price

\$770,000

Sold Date **08-Feb-24**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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