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

6/22 Wright Street, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$300,000		&		\$330,000			
Median sale pr	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Clayton
Period - From	26/07/2022	to	25/07/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18/1324-1328 Centre Rd CLAYTON SOUTH 3169	\$350,000	27/02/2023
2	18/2 Monash Green Dr CLAYTON 3168	\$339,000	21/02/2023
3	8/64 Wellington Rd CLAYTON 3168	\$315,000	03/04/2023

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:

26/07/2023 08:51









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** 26/07/2022 - 25/07/2023: \$580,000

Comparable Properties



18/1324-1328 Centre Rd CLAYTON SOUTH 3169 (REI)



Price: \$350,000 Method: Private Sale Date: 27/02/2023 Property Type: Apartment

Agent Comments

Agent Comments



18/2 Monash Green Dr CLAYTON 3168



(REI/VG)

8/64 Wellington Rd CLAYTON 3168 (REI)



Agent Comments



Price: \$315,000 Method: Private Sale Date: 03/04/2023 Property Type: Apartment Land Size: 70 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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