

# 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 7/1430 Centre Road, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$400,000

### Median sale price

Median price \$484,000 Property Type Unit Suburb Clayton South

Period - From 07/09/2022 to 06/09/2023 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	402/1408 Centre Rd CLAYTON SOUTH 3169	\$402,000	24/03/2023
2	1/1430 Centre Rd CLAYTON 3168	\$400,000	28/06/2023
3	8/1430 Centre Rd CLAYTON SOUTH 3169	\$380,000	14/06/2023

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: 07/09/2023 11:56



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$380,000 - \$400,000  
**Median Unit Price**  
07/09/2022 - 06/09/2023: \$484,000

## Comparable Properties

**402/1408 Centre Rd CLAYTON SOUTH 3169 (VG)** Agent Comments



**Price:** \$402,000  
**Method:** Sale  
**Date:** 24/03/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/1430 Centre Rd CLAYTON 3168 (REI)** Agent Comments



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** Unit



**8/1430 Centre Rd CLAYTON SOUTH 3169 (REI)** Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 14/06/2023  
**Property Type:** Unit

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