

## 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

75A MADELEINE ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 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

1/10 ROYALTY STREET CLAYTON VIC 3168	\$795,000	29-Dec-23
47E CARINISH ROAD CLAYTON VIC 3168	\$836,500	31-Oct-23
6/108 KANOOKA GROVE CLAYTON VIC 3168	\$845,000	10-Feb-24

OR

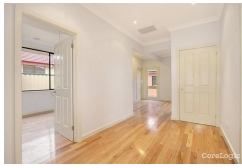
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 February 2024

Catherine Chan

M 0478817198

E catherinechan@jxre.com.au


**1/10 ROYALTY STREET CLAYTON  
VIC 3168**
 4  2  1

Sold Price

<sup>RS</sup>
**\$795,000**

 Sold Date **29-Dec-23**

 Distance **0.6km**

**47E CARINISH ROAD CLAYTON  
VIC 3168**
 5  2  1

Sold Price

<sup>RS</sup> **\$836,500**

 Sold Date **31-Oct-23**

 Distance **0.47km**

**6/108 KANOOKA GROVE  
CLAYTON VIC 3168**
 4  3  1

Sold Price

<sup>RS</sup>
**\$845,000**

 Sold Date **10-Feb-24**

 Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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