

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

8 Leaf Court, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$658,000 Property Type Unit Suburb Clayton

Period - From 02/04/2023 to 01/04/2024 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	19 Brushbox Ct CLAYTON 3168	\$623,000	07/11/2023
2	21a Browns Rd CLAYTON 3168	\$593,000	24/01/2024
3	9 Shady Mews CLAYTON 3168	\$520,000	25/11/2023

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:

02/04/2024 12:34

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

02/04/2023 - 01/04/2024: \$658,000



2 1 2

Property Type: TOWNHOUSE

Agent Comments

Comparable Properties



19 Brushbox Ct CLAYTON 3168 (REI/VG)

Agent Comments

2 1 1

Price: \$623,000

Method: Private Sale

Date: 07/11/2023

Property Type: Townhouse (Single)



21a Browns Rd CLAYTON 3168 (REI)

Agent Comments

2 1 1

Price: \$593,000

Method: Auction Sale

Date: 24/01/2024

Property Type: Townhouse (Res)



9 Shady Mews CLAYTON 3168 (REI/VG)

Agent Comments

2 1 2

Price: \$520,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

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



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