

## 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 YARRAM CRESCENT 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

House

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

62 ORMOND ROAD CLAYTON VIC 3168	\$920,000	16-Mar-24
6/108 KANOOKA GROVE CLAYTON VIC 3168	\$845,000	10-Feb-24
3/47 MARGARET STREET CLAYTON VIC 3168	\$870,000	14-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.~~

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62 ORMOND ROAD CLAYTON VIC  
3168

Sold Price

<sup>RS</sup> \$920,000

Sold Date

16-Mar-24

3 2 1

Distance

0.32km



6/108 KANOOKA GROVE  
CLAYTON VIC 3168

Sold Price

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

Sold Date

10-Feb-24

4 3 2

Distance

0.86km



3/47 MARGARET STREET  
CLAYTON VIC 3168

Sold Price

\$870,000

Sold Date

14-Feb-24

3 4 1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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