## 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

g05/1408 Centre Road, Clayton South Vic 3169

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$651,000	Pro	operty Type	Unit			Suburb	Clayton South
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	205/1408 Centre Rd CLAYTON SOUTH 3169	\$555,000	11/11/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/03/2024 19:22







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

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2023: \$651,000

# **Comparable Properties**



205/1408 Centre Rd CLAYTON SOUTH 3169 Agent Comments (REI/VG)



Price: \$555,000 Method: Auction Sale Date: 11/11/2023 Property Type: Apartment

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.

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