

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

G09/2-8 MURRAY STREET CLAYTON VIC 3168

Indicative selling price

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

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

27/24 BURTON AVENUE CLAYTON VIC 3168	\$385,000	08-Feb-24
111/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$358,000	13-Dec-23
115/6 CLARKSON COURT CLAYTON VIC 3168	\$350,000	09-Apr-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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27/24 BURTON AVENUE CLAYTON VIC 3168 Sold Price **\$385,000** Sold Date **08-Feb-24**

1 1 1

Distance **0.92km**



111/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 Sold Price **\$358,000** Sold Date **13-Dec-23**

1 1 1

Distance **1.29km**



115/6 CLARKSON COURT CLAYTON VIC 3168 Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **09-Apr-24**

1 1 1

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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