

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

2/56 View 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/50 Scotsburn Avenue Clayton VIC 3168	\$795,999	13-Nov-20
1/68 Kanooka Grove Clayton VIC 3168	\$720,000	14-Nov-20
4/850-852 Blackburn Road Clayton VIC 3168	\$750,000	09-Nov-20

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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1/50 Scotsburn Avenue Clayton VIC 3168

Sold Price

\$795,999 Sold Date **13-Nov-20**

3 1 1

Distance **0.17km**



1/68 Kanooka Grove Clayton VIC 3168

Sold Price

\$720,000 Sold Date **14-Nov-20**

4 2 2

Distance **1.39km**



4/850-852 Blackburn Road Clayton VIC 3168

Sold Price

\$750,000 Sold Date **09-Nov-20**

4 2 2

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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