

## 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

1419 CENTRE ROAD 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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

1921 DANDENONG ROAD CLAYTON VIC 3168	\$1,650,000	21-Jun-23
34 CAMBRO ROAD CLAYTON VIC 3168	\$1,580,888	23-Sep-23
96 BROWNS ROAD CLAYTON VIC 3168	\$1,466,500	02-Sep-23

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.~~

This Statement of Information was prepared on: 02 October 2023


**1921 DANDENONG ROAD  
CLAYTON VIC 3168**

5   3   2

 Sold Price     **\$1,650,000**   Sold Date     **21-Jun-23**

 Distance     **1.91km**

**34 CAMBRO ROAD CLAYTON VIC  
3168**

5   2   3

 Sold Price     <sup>RS</sup> **\$1,580,888**   Sold Date     **23-Sep-23**

 Distance     **2.03km**

**96 BROWNS ROAD CLAYTON VIC  
3168**

4   2   3

 Sold Price     <sup>RS</sup> **\$1,466,500**   Sold Date     **02-Sep-23**

 Distance     **0.43km**

RS = Recent sale     UN = Undisclosed Sale

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