

## 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

7 FLORENCE AVENUE 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

\$1,279,444

Property type

House

Suburb

Clayton

Period-from

01 Mar 2021

to

28 Feb 2022

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

5 GARDINER ROAD CLAYTON VIC 3168	\$1,760,000	26-Oct-21
29 EVA STREET CLAYTON VIC 3168	\$1,575,000	13-Mar-22
2 PARKER STREET CLAYTON VIC 3168	\$1,555,000	16-Dec-21

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: 23 March 2022

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**5 GARDINER ROAD CLAYTON VIC 3168**

Sold Price

**\$1,760,000**

Sold Date

**26-Oct-21**

9

4

2

Distance

**0.17km**

**29 EVA STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup>
**\$1,575,000**

Sold Date

**13-Mar-22**

3

2

2

Distance

-


**2 PARKER STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup>
**\$1,555,000**

Sold Date

**16-Dec-21**

6

2

1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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