

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 EVA 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

\$750,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2021

to

30 Apr 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

3/4 EVA STREET CLAYTON VIC 3168	\$750,000	04-Dec-21
75C MADELEINE ROAD CLAYTON VIC 3168	\$795,000	31-Mar-22
22 ROSE STREET CLAYTON VIC 3168	\$805,000	30-Apr-22

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: 05 May 2022



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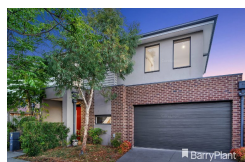


3/4 EVA STREET CLAYTON VIC 3168

3 2 1

Sold Price **\$750,000** Sold Date **04-Dec-21**

Distance **0.49km**



75C MADELEINE ROAD CLAYTON VIC 3168

3 2 2

Sold Price ^{RS} **\$795,000** ^{UN} Sold Date **31-Mar-22**

Distance **0.75km**



22 ROSE STREET CLAYTON VIC 3168

3 2 2

Sold Price ^{RS} **\$805,000** Sold Date **30-Apr-22**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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