

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

203/1453-1457 NORTH ROAD 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

\$155,000

&

\$160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

213/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$155,000	31-Jan-24
319/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$150,000	07-Feb-24
104/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$155,000	09-Feb-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: 03 July 2024



**213/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$155,000

Sold Date

31-Jan-24

Distance

0km



**319/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$150,000

Sold Date

07-Feb-24

Distance

0km



**104/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$155,000

Sold Date

09-Feb-23

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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