

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

7/163 Carinish 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

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

33/163 Carinish Road Clayton VIC 3168	\$570,000	17-Oct-20
3/5-7 Thomas Street Clayton VIC 3168	\$652,500	19-Dec-20
5/1498-1502 North Road Clayton VIC 3168	\$565,000	23-Oct-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.~~

This Statement of Information was prepared on: 05 March 2021



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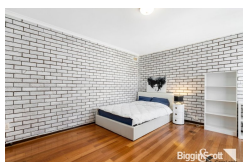


33/163 Carinish Road Clayton VIC 3168

Sold Price **\$570,000** Sold Date **17-Oct-20**

3 1 1

Distance **0.04km**

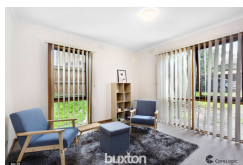


3/5-7 Thomas Street Clayton VIC 3168

Sold Price **\$652,500** Sold Date **19-Dec-20**

3 1 1

Distance **0.16km**



5/1498-1502 North Road Clayton VIC 3168

Sold Price **\$565,000** Sold Date **23-Oct-20**

2 1 2

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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