

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

1/33 PRINCE CHARLES 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

1/10 JAGUAR DRIVE CLAYTON VIC 3168	\$845,000	16-Mar-24
2/122 KANOOKA GROVE CLAYTON VIC 3168	\$950,000	09-Mar-24
75A MADELEINE ROAD CLAYTON VIC 3168	\$961,000	13-Mar-24

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: 10 May 2024



1/10 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS}

\$845,000

Sold Date

16-Mar-24



4



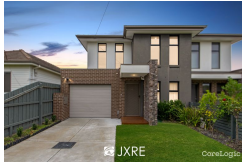
3



1

Distance

1.61km



2/122 KANOOKA GROVE CLAYTON VIC 3168

Sold Price

^{RS}

\$950,000

Sold Date

09-Mar-24



4



3



2

Distance

1.02km



75A MADELEINE ROAD CLAYTON VIC 3168

Sold Price

^{RS}

\$961,000

Sold Date

13-Mar-24



4



3



2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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