

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

1/20 View 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2020

to

30 Sep 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

2/37 Colin Road Oakleigh South VIC 3167	\$749,500	24-May-21
1/55 Prince Charles Street Clayton VIC 3168	\$835,600	20-May-21
4/36 Edinburgh Street Clayton VIC 3168	\$791,000	10-Jul-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: 26 October 2021



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**2/37 Colin Road Oakleigh South
VIC 3167**

3 2 1

Sold Price

\$749,500

Sold Date

24-May-21

Distance

0.53km



**1/55 Prince Charles Street Clayton
VIC 3168**

3 2 -

Sold Price

\$835,600

Sold Date

20-May-21

Distance

0.56km



**4/36 Edinburgh Street Clayton VIC
3168**

3 2 1

Sold Price

\$791,000

Sold Date

10-Jul-21

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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