

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

1/9 LANTANA 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 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

4/5 YARRAM CRESCENT CLAYTON VIC 3168	\$940,000	21-Dec-24
3/4 MORRISON STREET CLAYTON VIC 3168	\$980,000	06-Sep-24
2/33 EVELYN STREET CLAYTON VIC 3168	\$955,000	17-Sep-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: 14 January 2025



4/5 YARRAM CRESCENT CLAYTON VIC 3168 Sold Price

^{RS} **\$940,000** Sold Date **21-Dec-24**

4 3 -

Distance **1.31km**



3/4 MORRISON STREET CLAYTON VIC 3168 Sold Price

\$980,000 Sold Date **06-Sep-24**

4 3 -

Distance **1.8km**



2/33 EVELYN STREET CLAYTON VIC 3168 Sold Price

\$955,000 Sold Date **17-Sep-24**

4 3 2

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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