

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

13/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169

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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,800

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2022

to

30 Sep 2023

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

217/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$410,000	17-May-23
1/1430 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$400,000	05-Jun-23
G11/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$420,000	30-Apr-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: 12 October 2023



**217/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price **\$410,000** Sold Date **17-May-23**

Distance **0.81km**



**1/1430 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$400,000** Sold Date **05-Jun-23**

Distance **1.05km**



**G11/1213 CENTRE ROAD OAKLEIGH
SOUTH VIC 3167**

2 1 1

Sold Price **\$420,000** Sold Date **30-Apr-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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