

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 PRINCE 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/22 STOCKDALE AVENUE CLAYTON VIC 3168	\$862,000	06-Aug-22
2/2 ALICE STREET CLAYTON VIC 3168	\$830,000	21-Jul-22
20 ROYALTY STREET CLAYTON VIC 3168	\$842,000	02-Apr-22

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: 13 August 2022

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**3/22 STOCKDALE AVENUE
CLAYTON VIC 3168**
 4  2  1

Sold Price

^{RS}
\$862,000

Sold Date

06-Aug-22

Distance

0.88km

**2/2 ALICE STREET CLAYTON VIC
3168**
 3  3  2

Sold Price

^{RS}
\$830,000

Sold Date

21-Jul-22

Distance

1.04km

**20 ROYALTY STREET CLAYTON
VIC 3168**
 3  2  1

Sold Price

\$842,000

Sold Date

02-Apr-22

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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