

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

1/25 ROSE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2021

to

30 Apr 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

13/1474-1478 NORTH ROAD CLAYTON VIC 3168	\$695,000	10-Dec-21
1/13-15 DIXON STREET CLAYTON VIC 3168	\$628,000	19-Mar-22
2/19 EVELYN STREET CLAYTON VIC 3168	\$670,000	11-Feb-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: 21 May 2022



Catherine Chan

M 0478817198

E catherinechan@jxre.com.au

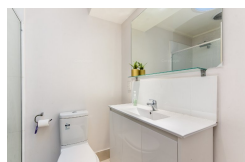


**13/1474-1478 NORTH ROAD
CLAYTON VIC 3168**

3 1 1

Sold Price **\$695,000** Sold Date **10-Dec-21**

Distance -



**1/13-15 DIXON STREET CLAYTON
VIC 3168**

2 2 1

Sold Price ^{RS} **\$628,000** Sold Date **19-Mar-22**

Distance -



**2/19 EVELYN STREET CLAYTON
VIC 3168**

2 2 -

Sold Price **\$670,000** Sold Date **11-Feb-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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