

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 2/23 Byron Street, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$799,999 or range between &

Median sale price

Median price \$650,000 Property type Unit Suburb CLAYTON SOUTH
Period - From 01/08/2021 to 01/08/2022 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 13a Knight Street Clayton South Vic 3169	\$825,000	2022-02-11
2 2/40 Elder Street Clarinda Vic 3169	\$770,000	2022-03-23
3 3/26 Tennyson Avenue Clayton South Vic 3169	\$740,000	2022-07-16

This Statement of Information was prepared on: 01/08/2022

