

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

2/9 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 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

3/23 STOCKDALE AVENUE CLAYTON VIC 3168	\$910,000	16-Mar-24
1/33 PRINCE CHARLES STREET CLAYTON VIC 3168	\$920,000	15-Jun-24
2/112 WELLINGTON ROAD CLAYTON VIC 3168	\$872,000	18-May-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: 23 June 2024

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**3/23 STOCKDALE AVENUE
CLAYTON VIC 3168**
 4  2  1

Sold Price

\$910,000

Sold Date

16-Mar-24

Distance

0.86km

**1/33 PRINCE CHARLES STREET
CLAYTON VIC 3168**
 4  3  1

Sold Price

^{RS} **\$920,000**

Sold Date

15-Jun-24

Distance

1.19km

**2/112 WELLINGTON ROAD
CLAYTON VIC 3168**
 4  2  1

Sold Price

^{RS} **\$872,000**

Sold Date

18-May-24

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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