

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

2/7 Luke 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/68 Kanooka Grove Clayton VIC 3168	\$720,000	14-Nov-20
1/9 Rose Street Clayton VIC 3168	\$784,000	27-Feb-21
1/7 Evelyn Street Clayton VIC 3168	\$825,000	09-Dec-20

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 March 2021



1/68 Kanooka Grove Clayton VIC 3168

 4  2  2

Sold Price

\$720,000

Sold Date **14-Nov-20**

Distance **0.16km**



1/9 Rose Street Clayton VIC 3168

 3  1  2

Sold Price

^{RS} **\$784,000**

Sold Date **27-Feb-21**

Distance **0.41km**



1/7 Evelyn Street Clayton VIC 3168

 4  2  1

Sold Price

\$825,000

Sold Date **09-Dec-20**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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