

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

2/21 RAYHUR STREET CLAYTON SOUTH VIC 3169

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

\$627,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2021

to

31 Mar 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

2/8 CLAREVALE STREET CLAYTON SOUTH VIC 3169	\$700,000	04-Oct-21
13/1474-1478 NORTH ROAD CLAYTON VIC 3168	\$695,000	10-Dec-21
1/62 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$635,000	12-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: 08 April 2022



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2/8 CLAREVALE STREET CLAYTON SOUTH VIC 3169

Sold Price **\$700,000** Sold Date **04-Oct-21**

3 2 2

Distance -



13/1474-1478 NORTH ROAD CLAYTON VIC 3168

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

3 1 1

Distance **1.96km**



1/62 BEVAN AVENUE CLAYTON SOUTH VIC 3169

Sold Price **\$635,000** Sold Date **12-Feb-22**

3 1 1

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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