

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

G01/1453-1457 NORTH ROAD 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

\$195,000

&

\$214,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

16/41 RAILWAY AVENUE OAKLEIGH VIC 3166	\$190,000	09-Jan-25
214/1728 DANDENONG ROAD CLAYTON VIC 3168	\$170,000	22-Nov-24
107/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$190,000	18-Jan-25

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: 25 February 2025



**16/41 RAILWAY AVENUE
OAKLEIGH VIC 3166**

1 1 -

Sold Price **\$190,000** Sold Date **09-Jan-25**

Distance **1.84km**



**214/1728 DANDENONG ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price **\$170,000** Sold Date **22-Nov-24**

Distance **0.05km**



**107/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price **\$190,000** Sold Date **18-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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