

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

13/9 ROSE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2021

to

31 May 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

9/14-16 WRIGHT STREET CLAYTON VIC 3168	\$750,000	02-Apr-22
22 ROSE STREET CLAYTON VIC 3168	\$805,000	30-Apr-22
17 FORTUNA STREET CLAYTON VIC 3168	\$830,000	04-Jun-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.~~

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9/14-16 WRIGHT STREET CLAYTON VIC 3168

Sold Price

\$750,000

Sold Date **02-Apr-22**

3 2 2

Distance **0.07km**



22 ROSE STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$805,000**

Sold Date **30-Apr-22**

3 2 2

Distance **0.2km**



17 FORTUNA STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$830,000**

Sold Date **04-Jun-22**

3 2 2

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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