

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

3 FAULKINER 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

House

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

9 FAULKINER STREET CLAYTON VIC 3168	\$1,280,000	22-Jun-24
40 ORMOND ROAD CLAYTON VIC 3168	\$1,164,000	29-Jun-24
39 HARLINGTON STREET CLAYTON VIC 3168	\$1,005,000	22-Jun-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: 29 July 2024

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**9 FAULKINER STREET CLAYTON
VIC 3168**

Sold Price

^{RS}
\$1,280,000

Sold Date

22-Jun-24


Distance

0.05km

**40 ORMOND ROAD CLAYTON VIC
3168**

Sold Price

^{RS}
\$1,164,000

Sold Date

29-Jun-24


Distance

0.27km

**39 HARLINGTON STREET
CLAYTON VIC 3168**

Sold Price

^{RS}
\$1,005,000

Sold Date

22-Jun-24


Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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