

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

1/68 EDINBURGH 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

1/828 BLACKBURN ROAD CLAYTON VIC 3168	\$675,000	17-Oct-23
1/65 EDINBURGH STREET CLAYTON VIC 3168	\$715,000	25-Nov-23
1/6 ORMOND ROAD CLAYTON VIC 3168	\$697,000	14-Oct-23

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: 26 March 2024

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**1/828 BLACKBURN ROAD
CLAYTON VIC 3168**
 3  1  2

Sold Price

\$675,000

Sold Date

17-Oct-23

Distance

1.98km

**1/65 EDINBURGH STREET
CLAYTON VIC 3168**
 3  1  1

Sold Price

\$715,000

Sold Date

25-Nov-23

Distance

0.04km

**1/6 ORMOND ROAD CLAYTON VIC
3168**
 3  2  1

Sold Price

\$697,000

Sold Date

14-Oct-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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