

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

4/5 YARRAM CRESCENT 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2023

to

31 Oct 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

1/33 PRINCE CHARLES STREET CLAYTON VIC 3168	\$920,000	15-Jun-24
2/9 PRINCE STREET CLAYTON VIC 3168	\$895,000	01-Jul-24
27 EVA STREET CLAYTON VIC 3168	\$880,100	24-Aug-24

OR

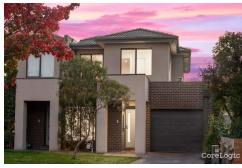
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 November 2024

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**1/33 PRINCE CHARLES STREET
CLAYTON VIC 3168**

Sold Price

\$920,000

Sold Date

15-Jun-24


4



3



1

Distance

0.19km

**2/9 PRINCE STREET CLAYTON VIC
3168**

Sold Price

\$895,000

Sold Date

01-Jul-24


4



2



1

Distance

1.28km

27 EVA STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$880,100

Sold Date

24-Aug-24


4



2



2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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