

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 3/50 Alice Street, Clayton, VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$885,000

&

\$950,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Clayton (3168)

Period - From

01/08/2021

to

31/07/2022

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
2/22 ALICE STREET, CLAYTON VIC 3168	\$849,000	28/04/2022
1/9 CLEARY COURT, CLAYTON SOUTH VIC 3169	\$925,000	07/05/2022
6/34-36 ORMOND ROAD, CLAYTON VIC 3168	\$942,000	07/05/2022

This Statement of Information was prepared on: 10/08/2022