

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

2/9 PRINCE 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

\$800,000

&

\$860,000

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

6/34-36 ORMOND ROAD CLAYTON VIC 3168	\$942,000	07-May-22
3/4 AUGUSTE AVENUE CLAYTON VIC 3168	\$880,000	14-May-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.~~

This Statement of Information was prepared on: 09 June 2022



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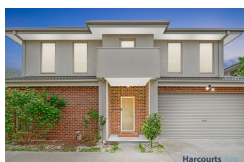
6/34-36 ORMOND ROAD CLAYTON VIC 3168

Sold Price

^{RS} **\$942,000** Sold Date **07-May-22**

4 2 2

Distance -



3/4 AUGUSTE AVENUE CLAYTON VIC 3168

Sold Price

^{RS} **\$880,000** Sold Date **14-May-22**

4 3 2

Distance -



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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