

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 Leaf Court 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/10-12 Hilltop Avenue Clayton VIC 3168	\$530,000	13-Dec-21
7/18-20 Francis Street Clayton VIC 3168	\$591,888	11-Dec-21
2/25 Gardiner Road Clayton VIC 3168	\$465,000	19-Nov-21

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.~~

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2/10-12 Hilltop Avenue Clayton VIC 3168 Sold Price ^{RS} **\$530,000** Sold Date **13-Dec-21**

2 1 1

Distance **1.91km**



7/18-20 Francis Street Clayton VIC 3168 Sold Price ^{RS} **\$591,888** Sold Date **11-Dec-21**

2 1 2

Distance **0.47km**



2/25 Gardiner Road Clayton VIC 3168 Sold Price ^{RS} **\$465,000** Sold Date **19-Nov-21**

2 1 2

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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