

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

2/1411 CENTRE ROAD 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

\$750,000

&

\$790,000

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

1/3 ALICE STREET CLAYTON VIC 3168	\$800,000	11-May-22
1/10 MYRIONG STREET CLAYTON VIC 3168	\$780,000	01-Apr-22
1/56 JAGUAR DRIVE CLAYTON VIC 3168	\$780,000	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.~~

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1/3 ALICE STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$800,000** Sold Date **11-May-22**

3 1 2

Distance -



1/10 MYRIONG STREET CLAYTON VIC 3168

Sold Price

\$780,000 Sold Date **01-Apr-22**

3 1 1

Distance -



1/56 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS} **\$780,000** Sold Date **04-Jun-22**

3 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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