

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 213/1453-1457 North Road, Clayton, VIC 3168

Indicative selling price

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

Single Price \$155,000

Median sale price

Median price \$738,500 Property Type Apartment Suburb Clayton (3168)

Period - From 01/08/2022 to 31/07/2023 Source Core Logic

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
1453-1457 NORTH ROAD, CLAYTON VIC 3168	\$146,000	20/03/2023
307/1728 DANDENONG ROAD, CLAYTON VIC 3168	\$160,000	19/12/2023
104/1453-1457 NORTH ROAD, CLAYTON VIC 3168	\$155,000	09/02/2023

This Statement of Information was prepared on: 03/08/2023