

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

14 View Street, Clayton Vic 3168

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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 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
1	18 Alice St CLAYTON 3168	\$1,180,000	14/09/2024
2	1422 North Rd CLAYTON 3168	\$1,000,000	31/07/2024
3	30 Margaret St CLAYTON 3168	\$1,050,000	22/06/2024

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 six months.~~

This Statement of Information was prepared on:

11/10/2024 09:52

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

14 View Street, Clayton Vic 3168



Golan Flamm

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Indicative Selling Price

\$900,000 - \$990,000

No median price available



3 2 4

Property Type: House

Land Size: 685 sqm approx

Agent Comments

Comparable Properties



18 Alice St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 697 sqm approx



1422 North Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 1 3

Price: \$1,000,000

Method: Private Sale

Date: 31/07/2024

Property Type: House

Land Size: 694 sqm approx



30 Margaret St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 699 sqm approx

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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