

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

9/1452-1454 North 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2019

to

31 May 2020

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

2/30 Madeleine Road Clayton VIC 3168	\$575,000	15-Apr-20
1/66 Edinburgh Street Clayton VIC 3168	\$620,000	21-Mar-20
2/66 Edinburgh Street Clayton VIC 3168	\$627,000	21-Mar-20

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: 27 June 2020


2/30 Madeleine Road Clayton VIC 3168

Sold Price

\$575,000

Sold Date

15-Apr-20
 2
  1
  1

Distance

0.27km

1/66 Edinburgh Street Clayton VIC 3168

Sold Price

\$620,000

Sold Date

21-Mar-20
 2
  1
  1

Distance

0.34km

2/66 Edinburgh Street Clayton VIC 3168

Sold Price

\$627,000

Sold Date

21-Mar-20
 2
  1
  1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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