

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

2/33 EVELYN STREET 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/83 CARINISH ROAD CLAYTON VIC 3168	\$960,000	24-Mar-24
19A PANORAMA STREET CLAYTON VIC 3168	\$1,015,000	06-Jul-24
2/24 HOURIGAN AVENUE CLAYTON VIC 3168	\$998,000	27-May-24

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: 14 September 2024

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**2/83 CARINISH ROAD CLAYTON
VIC 3168**

Sold Price

\$960,000

Sold Date

24-Mar-24
 4
  3
  1

Distance

1.1km

**19A PANORAMA STREET CLAYTON
VIC 3168**

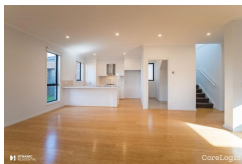
Sold Price

\$1,015,000

Sold Date

06-Jul-24
 2
  2
  1

Distance

0.14km

**2/24 HOURIGAN AVENUE
CLAYTON VIC 3168**

Sold Price

\$998,000

Sold Date

27-May-24
 4
  3
  2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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