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

7/1430 Centre Road, Clayton South Vic 3169

Indicative selling price

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

Range between $360,000 & $380,000

Median sale price

| Median price | $578,000 | Property Type | Unit | Suburb | Clayton South |

Period - From 08/12/2022 to 07/12/2023 Source REIV

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	10/1324-1328 Centre Rd CLAYTON SOUTH 3169	$396,000	09/10/2023
2	4/1324 Centre Rd CLAYTON SOUTH 3169	$376,000	15/08/2023
3	17/1324 Centre Rd CLAYTON SOUTH 3169	$340,000	24/08/2023

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: 08/12/2023 14:39

CONSUMER AFFAIRS VICTORIA

7/1430 Centre Road, Clayton South Vic 3169

🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Comparable Properties

10/1324-1328 Centre Rd CLAYTON SOUTH 3169 (REI)

🛏 2   🛁 1   🚗 1

Price: $396,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit

Agent Comments

4/1324 Centre Rd CLAYTON SOUTH 3169 (VG)

🛏 2   🛁 -   🚗 -

Price: $376,000
Method: Sale
Date: 15/08/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

17/1324 Centre Rd CLAYTON SOUTH 3169 (VG)

🛏 2   🛁 -   🚗 -

Price: $340,000
Method: Sale
Date: 24/08/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments