

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

2/30 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 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

27 EVA STREET CLAYTON VIC 3168	\$880,100	24-Aug-24
2/33 EVELYN STREET CLAYTON VIC 3168	\$955,000	17-Sep-24
4/5 YARRAM CRESCENT CLAYTON VIC 3168	\$940,000	21-Dec-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: 17 January 2025



27 EVA STREET CLAYTON VIC 3168 Sold Price

\$880,100

Sold Date **24-Aug-24**

4 2 2

Distance **1.6km**



2/33 EVELYN STREET CLAYTON
VIC 3168

Sold Price

\$955,000

Sold Date **17-Sep-24**

4 3 2

Distance **0.11km**



4/5 YARRAM CRESCENT CLAYTON
VIC 3168

Sold Price

^{RS} **\$940,000**

Sold Date **21-Dec-24**

4 3 -

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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