

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

1/29 MCMILLAN STREET CLAYTON SOUTH VIC 3169

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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2022

to

30 Apr 2023

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 HELENA STREET CLAYTON SOUTH VIC 3169	\$942,000	15-Mar-23
3/1437 CENTRE ROAD CLAYTON VIC 3168	\$920,000	27-Feb-23
1/4 FLORA ROAD CLAYTON VIC 3168	\$900,000	17-Dec-22

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: 10 May 2023



2 HELENA STREET CLAYTON SOUTH VIC 3169

4 3 1

Sold Price

^{RS} \$942,000 Sold Date 15-Mar-23

Distance 0.12km



3/1437 CENTRE ROAD CLAYTON VIC 3168

4 3 1

Sold Price

^{RS} \$920,000 Sold Date 27-Feb-23

Distance 0.37km



1/4 FLORA ROAD CLAYTON VIC 3168

4 2 2

Sold Price

\$900,000 Sold Date 17-Dec-22

Distance 1.68km

RS = Recent sale

UN = Undisclosed Sale

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