

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

5/1440 CENTRE ROAD 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

11/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$415,000	29-Sep-24
5/2 MONASH GREEN DRIVE CLAYTON VIC 3168	\$407,000	03-Oct-24
7/124 WELLINGTON ROAD CLAYTON VIC 3168	\$420,000	27-Nov-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: 10 February 2025



**11/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 2

Sold Price **\$415,000** Sold Date **29-Sep-24**

Distance **0.94km**



**5/2 MONASH GREEN DRIVE
CLAYTON VIC 3168**

2 1 -

Sold Price **\$407,000** Sold Date **03-Oct-24**

Distance **0.86km**



**7/124 WELLINGTON ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price **\$420,000** Sold Date **27-Nov-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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