## 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

3/24 Wright Street, Clayton Vic 3168

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$360,000		&		\$396,000			
Median sale pr	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Clayton
Period - From	26/07/2023	to	25/07/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7/1 Greenfield Dr CLAYTON 3168	\$370,000	18/06/2024
2	13/1 Greenfield Dr CLAYTON 3168	\$380,000	20/05/2024
3	2/14 Bettina St CLAYTON 3168	\$380,000	23/02/2024

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:

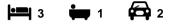
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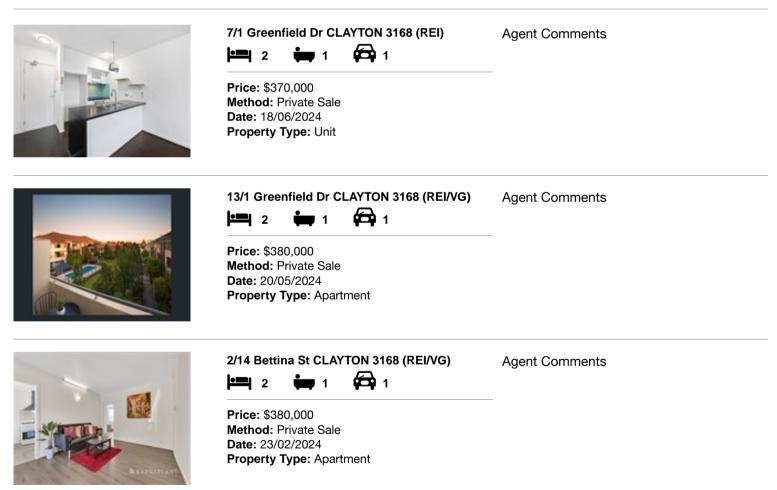
Peter Liu 0451367278 peter.liu@raywhite.com





Property Type: Apartment Agent Comments Indicative Selling Price \$360,000 - \$396,000 Median Unit Price 26/07/2023 - 25/07/2024: \$560,000

# **Comparable Properties**



#### Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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