

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

4 LILLIAN 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

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

2/19 THOMPSON STREET CLAYTON VIC 3168	\$810,000	18-May-24
2/66 EDINBURGH STREET CLAYTON VIC 3168	\$821,000	20-Mar-24
2/37 JAGUAR DRIVE CLAYTON VIC 3168	\$832,500	23-Mar-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: 03 July 2024

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**2/19 THOMPSON STREET
CLAYTON VIC 3168**

3 2 2

 Sold Price ^{RS} **\$810,000** ^{UN} Sold Date **18-May-24**

 Distance **0.37km**

**2/66 EDINBURGH STREET
CLAYTON VIC 3168**

2 2 1

 Sold Price **\$821,000** Sold Date **20-Mar-24**

 Distance **0.52km**

**2/37 JAGUAR DRIVE CLAYTON VIC
3168**

3 1 1

 Sold Price **\$832,500** Sold Date **23-Mar-24**

 Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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