

## 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

47 ALICE STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,196,750

Property type

House

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

5 SURREY CRESCENT OAKLEIGH EAST VIC 3166	\$1,002,000	30-Nov-24
61 CARINISH ROAD CLAYTON VIC 3168	\$1,060,000	22-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: 21 January 2025

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**5 SURREY CRESCENT OAKLEIGH  
EAST VIC 3166**3  1  1 Sold Price <sup>RS</sup> **\$1,002,000** Sold Date **30-Nov-24**Distance **1.19km****61 CARINISH ROAD CLAYTON VIC  
3168**3  1  2 Sold Price <sup>RS</sup> **\$1,060,000** <sup>UN</sup> Sold Date **22-Nov-24**Distance **0.29km****RS** = Recent sale**UN** = Undisclosed Sale

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