

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

2/6 LUKE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

48/29 BROWNS ROAD CLAYTON VIC 3168	\$655,000	02-Dec-23
21A BROWNS ROAD CLAYTON VIC 3168	\$593,000	24-Jan-24
2/139 MORIAH STREET CLAYTON VIC 3168	\$692,000	18-Feb-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 April 2024

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**48/29 BROWNS ROAD CLAYTON
VIC 3168**

Sold Price

\$655,000

 Sold Date **02-Dec-23**
 2  2  1

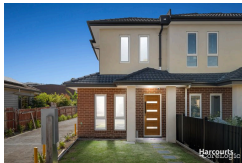
 Distance **0.3km**

**21A BROWNS ROAD CLAYTON VIC
3168**

Sold Price

^{RS} **\$593,000**

 Sold Date **24-Jan-24**
 2  1  1

 Distance **0.11km**

**2/139 MORIAH STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **\$692,000**

 Sold Date **18-Feb-24**
 2  1  1

 Distance **0.78km**
RS = Recent sale

UN = Undisclosed Sale

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