

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

11/1474-1478 NORTH ROAD 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

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

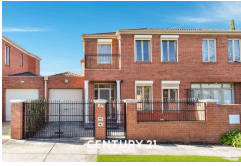
Date of sale

24 ROYALTY STREET CLAYTON VIC 3168	\$763,500	31-Aug-24
7/13-15 DIXON STREET CLAYTON VIC 3168	\$708,888	08-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: 30 January 2025



**24 ROYALTY STREET CLAYTON
VIC 3168**

3 2 1

Sold Price

\$763,500

Sold Date

31-Aug-24

Distance

0.3km



**7/13-15 DIXON STREET CLAYTON
VIC 3168**

3 2 1

Sold Price

\$708,888

Sold Date

08-Nov-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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