

## 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

1/27 COLONEL 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,166,500

Property type

House

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 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

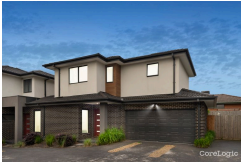
4/9 MARGARET STREET CLAYTON VIC 3168	\$975,000	20-Jun-24
1/15 ROBINSON STREET CLAYTON VIC 3168	\$1,175,000	18-May-24
2/24 HOURIGAN AVENUE CLAYTON VIC 3168	\$998,000	27-May-24

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.~~

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**4/9 MARGARET STREET CLAYTON VIC 3168** Sold Price **\$975,000** Sold Date **20-Jun-24**

 5  4  2

Distance **0.62km**



**1/15 ROBINSON STREET CLAYTON VIC 3168** Sold Price **\$1,175,000** Sold Date **18-May-24**

 4  3  2

Distance **0.7km**



**2/24 HOURIGAN AVENUE CLAYTON VIC 3168** Sold Price **\$998,000** Sold Date **27-May-24**

 4  3  2

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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