

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

2/11 Iona Street, Clayton, VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$700,000

&

\$720,000

Median sale price

Median price

\$ 730,000

Property type

Unit

Suburb

CLAYTON

Period - From

05/04/2024

to

04/10/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 98 Ormond Road Clayton Vic 3168	\$716,500	2024-08-17
2 3/78 Jaguar Drive Clayton Vic 3168	\$742,000	2024-04-13
3 2/106 Kanooka Grove Clayton Vic 3168	\$760,000	2024-08-12

This Statement of Information was prepared on:

05/10/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.