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

16 IONA STREET CLAYTON VIC 3168

Indicative selling price

Period-from

Mediar (*Delete

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

Single Price		or rang betwee		&	\$750,000							
house or unit as applicable)												
Median Price	\$750,400	Property type	Unit	Suburb	Clayton							

30 Nov 2024

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale	
2/17 PANORAMA STREET CLAYTON VIC 3168	\$770,000	20-Jul-24	
3/20 IRWIN STREET CLAYTON VIC 3168	\$791,088	16-Nov-24	
1/5 FAULKINER STREET CLAYTON VIC 3168	\$785,000	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: 09 December 2024

Source



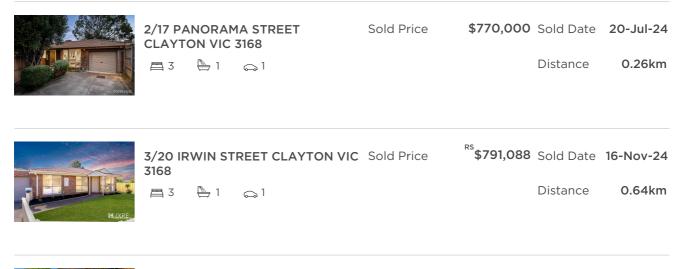
Corelogic

consumer.vic.gov.au



Catherine Chan M 0478817198

E catherinechan@jxre.com.au



1/5 FAULKINER STREET CLAYTON VIC 3168			Sold Price	^{RS} \$785,000	Sold Date	22-Nov-24
	1	⇔ 2			Distance	1.19km

RS = Recent sale UN = Undisclosed Sale

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