

## 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

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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,400

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 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

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**2/17 PANORAMA STREET  
CLAYTON VIC 3168**
 3  1  1

 Sold Price **\$770,000** Sold Date **20-Jul-24**

 Distance **0.26km**

**3/20 IRWIN STREET CLAYTON VIC  
3168**
 3  1  1

 Sold Price <sup>RS</sup> **\$791,088** Sold Date **16-Nov-24**

 Distance **0.64km**

**1/5 FAULKNER STREET CLAYTON  
VIC 3168**
 3  1  2

 Sold Price <sup>RS</sup> **\$785,000** Sold Date **22-Nov-24**

 Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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