

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

1/58 MARGARET STREET 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2021

to

31 Oct 2022

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

4/48-50 KANOOKA GROVE CLAYTON VIC 3168	\$890,000	05-Sep-22
3/34 BEDDOE AVENUE CLAYTON VIC 3168	\$870,000	10-Sep-22
1/82 HARLINGTON STREET CLAYTON VIC 3168	\$880,000	17-Sep-22

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: 02 November 2022



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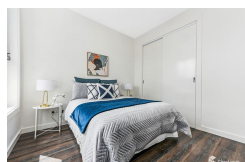


**4/48-50 KANOOKA GROVE
CLAYTON VIC 3168**

4 4 -

Sold Price **\$890,000** Sold Date **05-Sep-22**

Distance **0.94km**

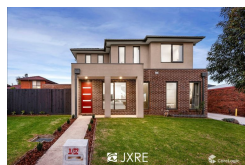


**3/34 BEDDOE AVENUE CLAYTON
VIC 3168**

5 2 2

Sold Price ^{RS} **\$870,000** Sold Date **10-Sep-22**

Distance **1.31km**



**1/82 HARLINGTON STREET
CLAYTON VIC 3168**

3 2 2

Sold Price ^{RS} **\$880,000** Sold Date **17-Sep-22**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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