

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 107/1451-1453 Centre Road, Clayton Vic 3168

Indicative selling price

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

Range between \$458,000 & \$503,800

Median sale price

Median price \$580,000 Property Type Unit Suburb Clayton

Period - From 26/08/2023 to 25/08/2024 Source REIV

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 six 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
1	G03/124 Clayton Rd CLAYTON 3168	\$466,000	23/06/2024
2	G05/6 Clarkson Ct CLAYTON 3168	\$505,000	09/04/2024
3	2 Connam Av CLAYTON 3168	\$490,000	09/03/2024

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 six months.~~

This Statement of Information was prepared on: 26/08/2024 16:01



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$458,000 - \$503,800

Median Unit Price

26/08/2023 - 25/08/2024: \$580,000

Comparable Properties



G03/124 Clayton Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$466,000

Method: Private Sale

Date: 23/06/2024

Property Type: Apartment

G05/6 Clarkson Ct CLAYTON 3168 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 09/04/2024

Property Type: Strata Unit/Flat



2 Connam Av CLAYTON 3168 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 09/03/2024

Property Type: Strata Unit/Flat

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