

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

3/47 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

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2022

to

30 Nov 2023

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

3/42 EDINBURGH STREET CLAYTON VIC 3168	\$965,000	17-Sep-23
2/48-50 MANTON ROAD CLAYTON VIC 3168	\$889,000	29-Jul-23
3/28 COANE STREET OAKLEIGH EAST VIC 3166	\$980,000	08-Jul-23

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: 18 December 2023


**3/42 EDINBURGH STREET
CLAYTON VIC 3168**
 4  3  2

Sold Price

^{RS} **\$965,000** Sold Date **17-Sep-23**

Distance **0.19km**

**2/48-50 MANTON ROAD CLAYTON
VIC 3168**
 3  2  2

Sold Price

^{RS} **\$889,000** Sold Date **29-Jul-23**

Distance **0.26km**

**3/28 COANE STREET OAKLEIGH
EAST VIC 3166**
 4  3  1

Sold Price

^{RS} **\$980,000** Sold Date **08-Jul-23**

Distance **0.5km**
RS = Recent sale

UN = Undisclosed Sale

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