

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

1/1307 CENTRE ROAD 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

\$1,465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/14 LANHAM STREET OAKLEIGH EAST VIC 3166	\$960,000	29-Jun-24
3/11 DOVER STREET OAKLEIGH EAST VIC 3166	\$1,075,000	23-Mar-25
1/34 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$1,368,888	07-Feb-25

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: 23 April 2025



**3/14 LANHAM STREET OAKLEIGH
EAST VIC 3166**

 4  2  2

Sold Price

\$960,000

Sold Date

29-Jun-24

Distance

1.81km



**3/11 DOVER STREET OAKLEIGH
EAST VIC 3166**

 4  2  2

Sold Price

^{RS} **\$1,075,000**

Sold Date

23-Mar-25

Distance

2.28km



**1/34 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

 4  2  2

Sold Price

^{RS} **\$1,368,888**

Sold Date

07-Feb-25

Distance

2.67km

RS = Recent sale

UN = Undisclosed Sale

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