

## 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

1/82 HARLINGTON 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$728,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2021

to

31 Jul 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 5/3-5 SPRINGS ROAD CLAYTON SOUTH VIC 3169 | \$805,000 | 07-Jun-22 |
| 2/56 EVA STREET CLAYTON VIC 3168          | \$825,000 | 18-Jun-22 |
| 22 ROSE STREET CLAYTON VIC 3168           | \$805,000 | 30-Apr-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: 19 August 2022



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**5/3-5 SPRINGS ROAD CLAYTON  
SOUTH VIC 3169**

3 2 2

Sold Price **\$805,000** Sold Date **07-Jun-22**

Distance **0.16km**



**2/56 EVA STREET CLAYTON VIC  
3168**

3 2 2

Sold Price <sup>RS</sup> **\$825,000** Sold Date **18-Jun-22**

Distance **0.27km**



**22 ROSE STREET CLAYTON VIC  
3168**

3 2 2

Sold Price **\$805,000** Sold Date **30-Apr-22**

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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