

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

1/1482 North 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2019

to

31 Jan 2020

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

10/1474-1478 North Road Clayton VIC 3168	\$691,000	11-Nov-19
2/22 Alice Street Clayton VIC 3168	\$795,000	24-Aug-19
1/14 Alice Street Clayton VIC 3168	\$795,000	14-Dec-19

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: 14 February 2020



10/1474-1478 North Road Clayton VIC 3168

Sold Price

\$691,000

Sold Date

11-Nov-19

3

2

2

Distance

0.05km



2/22 Alice Street Clayton VIC 3168

Sold Price

\$795,000

Sold Date

24-Aug-19

3

2

2

Distance

0.95km



1/14 Alice Street Clayton VIC 3168

Sold Price

^{RS} **\$795,000**

Sold Date

14-Dec-19

3

2

2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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