

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

3/81 EVA 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2022

to

31 Mar 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

3/6 BURTON AVENUE CLAYTON VIC 3168	\$481,000	22-Oct-22
8/1 MCGREGOR STREET CLAYTON VIC 3168	\$590,000	10-Nov-22
3/18 VIEW STREET CLAYTON VIC 3168	\$567,500	29-Oct-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: 06 April 2023



**3/6 BURTON AVENUE CLAYTON
VIC 3168**

2 1 1

Sold Price

\$481,000

Sold Date

22-Oct-22

Distance

0.22km



**8/1 MCGREGOR STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

\$590,000

Sold Date

10-Nov-22

Distance

0.56km



**3/18 VIEW STREET CLAYTON VIC
3168**

2 1 1

Sold Price

\$567,500

Sold Date

29-Oct-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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