

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

4/34-36 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2021

to

31 Aug 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

3/3 MORTON STREET CLAYTON VIC 3168	\$671,000	08-Jul-22
3/54-56 ALICE STREET CLAYTON VIC 3168	\$782,500	04-Aug-22
2/82 KANOOKA GROVE CLAYTON VIC 3168	\$738,000	12-Jul-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: 02 September 2022



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**3/3 MORTON STREET CLAYTON
VIC 3168**

Sold Price

\$671,000

Sold Date

08-Jul-22

3 1 1

Distance

2.09km



**3/54-56 ALICE STREET CLAYTON
VIC 3168**

Sold Price

^{RS}
\$782,500

Sold Date

04-Aug-22

3 2 2

Distance

0.66km



**2/82 KANOOKA GROVE CLAYTON
VIC 3168**

Sold Price

\$738,000

Sold Date

12-Jul-22

3 2 1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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