

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

3/35 PRINCE CHARLES 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

\$960,000

&

\$1,055,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/33 PRINCE CHARLES STREET CLAYTON VIC 3168	\$978,000	27-Jul-24
2/364 HAUGHTON ROAD CLAYTON VIC 3168	\$1,080,000	26-Oct-24
4/9 MARGARET STREET CLAYTON VIC 3168	\$975,000	20-Jun-24

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: 28 October 2024



**3/33 PRINCE CHARLES STREET
CLAYTON VIC 3168**

6 3 1

Sold Price

^{RS} **\$978,000**

Sold Date

27-Jul-24

Distance

0.02km



**2/364 HAUGHTON ROAD
CLAYTON VIC 3168**

4 2 1

Sold Price

^{RS} **\$1,080,000**

Sold Date

26-Oct-24

Distance

0.31km



**4/9 MARGARET STREET CLAYTON
VIC 3168**

5 4 2

Sold Price

\$975,000

Sold Date

20-Jun-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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