

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

8 YARRAM CRESCENT 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

2/3 JAGUAR DRIVE CLAYTON VIC 3168	\$802,000	13-Apr-24
1/10 JAGUAR DRIVE CLAYTON VIC 3168	\$845,000	16-Mar-24
1/12 ATLANTIC STREET CLAYTON VIC 3168	\$838,000	20-Apr-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: 22 April 2024

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2/3 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS}
\$802,000

Sold Date

13-Apr-24

4

2

1

Distance

1.48km

1/10 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS}
\$845,000

Sold Date

16-Mar-24

4

3

1

Distance

1.51km

1/12 ATLANTIC STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$838,000
^{UN}

Sold Date

20-Apr-24

3

3

1

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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