

## 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

1/4-8 RENVER ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,279,444

Property type

House

Suburb

Clayton

Period-from

01 Apr 2021

to

31 Mar 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

2/1439 CENTRE ROAD CLAYTON VIC 3168	\$630,000	18-Feb-22
7/18-20 FRANCIS STREET CLAYTON VIC 3168	\$591,888	11-Dec-21
4/2 PENN STREET CLAYTON VIC 3168	\$652,000	18-Dec-21

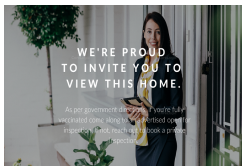
OR

**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: 05 April 2022

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**2/1439 CENTRE ROAD CLAYTON VIC 3168**

Sold Price

**\$630,000**

Sold Date

**18-Feb-22**

2

1

1

Distance

-


**7/18-20 FRANCIS STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$591,888**

Sold Date

**11-Dec-21**

2

1

2

Distance

-


**4/2 PENN STREET CLAYTON VIC 3168**

Sold Price

**\$652,000**

Sold Date

**18-Dec-21**

2

1

1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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