

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

1492 North Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,250,500

Property Type House

Suburb Clayton

Period - From 01/04/2023

to 31/03/2024

Source REIV

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 six 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
1	20 Alfred Gr OAKLEIGH EAST 3166	\$1,350,000	23/03/2024
2	6 Morton St CLAYTON 3168	\$1,330,000	25/03/2024
3	17 Thompson St CLAYTON 3168	\$1,302,000	07/03/2024

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 six months.~~

This Statement of Information was prepared on:

13/06/2024 09:08



Property Type: Land (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

Year ending March 2024: \$1,250,500

Comparable Properties



20 Alfred Gr OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 741 sqm approx



6 Morton St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,330,000

Method: Sold Before Auction

Date: 25/03/2024

Property Type: House (Res)

Land Size: 756 sqm approx



17 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,302,000

Method: Private Sale

Date: 07/03/2024

Property Type: House (Res)

Land Size: 700 sqm approx