

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

1/16 Myriong Street, Clayton Vic 3168

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Clayton

Period - From 01/10/2023

to 31/12/2023

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	1/15 Third St CLAYTON SOUTH 3169	\$792,000	02/03/2024
2	3/79 Madeleine Rd CLAYTON 3168	\$760,000	23/02/2024
3	1/64 Kionga St CLAYTON 3168	\$740,000	09/12/2023

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:

27/03/2024 12:38



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2023: \$735,000

Comparable Properties



1/15 Third St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$792,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit
Land Size: 289 sqm approx

3/79 Madeleine Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$760,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Unit



1/64 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit
Land Size: 267 sqm approx

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