

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

107/1453-1457 NORTH ROAD 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,400

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 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

250/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$175,000	10-Sep-24
244/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$212,000	21-Oct-24
214/1728 DANDENONG ROAD CLAYTON VIC 3168	\$170,000	25-Nov-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: 18 December 2024

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**250/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

1 1 -

Sold Price

\$175,000

Sold Date **10-Sep-24**

Distance **1.88km**



**244/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

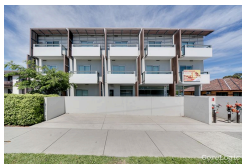
1 1 -

Sold Price

\$212,000

Sold Date **21-Oct-24**

Distance **1.88km**



**214/1728 DANDENONG ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

^{RS}
\$170,000

Sold Date **25-Nov-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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