

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 FLORA 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 May 2022

to

30 Apr 2023

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

1/36 ALICE STREET CLAYTON VIC 3168	\$670,000	10-Dec-22
2/27 PANORAMA STREET CLAYTON VIC 3168	\$652,000	15-Apr-23
1/163 CARINISH ROAD CLAYTON VIC 3168	\$676,000	06-May-23

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: 19 May 2023



1/36 ALICE STREET CLAYTON VIC 3168

Sold Price

\$670,000

Sold Date

10-Dec-22



3



1



2

Distance

0.15km



2/27 PANORAMA STREET CLAYTON VIC 3168

Sold Price

^{RS}

\$652,000

Sold Date

15-Apr-23



2



1



1

Distance

1.19km



1/163 CARINISH ROAD CLAYTON VIC 3168

Sold Price

^{RS}

\$676,000

Sold Date

06-May-23



3



1



1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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