

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

1/24 Belmont Avenue 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/17 Faulkner Street Clayton VIC 3168	\$961,000	09-Oct-21
2/59 Kionga Street Clayton VIC 3168	\$841,000	29-Aug-21
2/33 Kionga Street Clayton VIC 3168	\$901,000	26-Jun-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.

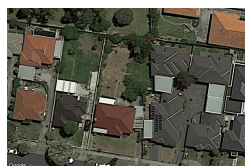
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2/17 Faulkner Street Clayton VIC 3168

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Sold Price

^{RS} **\$961,000** Sold Date **09-Oct-21**

Distance **0.72km**



2/59 Kiong Street Clayton VIC 3168

3 2 1

Sold Price

\$841,000 Sold Date **29-Aug-21**

Distance **0.65km**



2/33 Kiong Street Clayton VIC 3168

3 3 2

Sold Price

\$901,000 Sold Date **26-Jun-21**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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