

# 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 1/50 Alice Street, Clayton, VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$889,000

&

\$969,000

### Median sale price

Median price

\$711,000

Property Type

House

Suburb

Clayton (3168)

Period - From

01/04/2023

to

31/03/2023

Source

Corelogic

### Comparable property sales

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
30 FAIRLAND AVENUE, OAKLEIGH EAST VIC 3166	\$1,050,000	04/11/2022
2/12 CANTALA STREET, CLAYTON VIC 3168	\$970,000	19/03/2023
4/47 MARGARET STREET, CLAYTON VIC 3168	\$880,000	01/11/2022

This Statement of Information was prepared on: 10/04/2023