

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

2/65 EDINBURGH STREET 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/42 BROWNS ROAD CLAYTON VIC 3168	\$800,000	08-Dec-21
2/39 MANTON ROAD CLAYTON VIC 3168	\$860,000	11-Dec-21
1/60 VIEW STREET CLAYTON VIC 3168	\$822,000	19-Mar-22

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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2/42 BROWNS ROAD CLAYTON VIC 3168

Sold Price **\$800,000** Sold Date **08-Dec-21**

3 2 2

Distance -



2/39 MANTON ROAD CLAYTON VIC 3168

Sold Price **\$860,000** Sold Date **11-Dec-21**

3 2 1

Distance -



1/60 VIEW STREET CLAYTON VIC 3168

Sold Price ^{RS} **\$822,000** Sold Date **19-Mar-22**

3 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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