

## 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

6 MONASH PLACE CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

House

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

30 VIEW STREET CLAYTON VIC 3168

\$1,271,500

03-Feb-24

17 THOMPSON STREET CLAYTON VIC 3168

\$1,302,000

04-Mar-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: 24 April 2024



## 30 VIEW STREET CLAYTON VIC 3168

 3  2  2

Sold Price

<sup>RS</sup> **\$1,271,500** Sold Date **03-Feb-24**

Distance **0.2km**



## 17 THOMPSON STREET CLAYTON VIC 3168

 5  2  2

Sold Price

<sup>RS</sup> **\$1,302,000** Sold Date **04-Mar-24**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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