

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

2/53 EVA 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 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

1/53 EVELYN STREET CLAYTON VIC 3168	\$952,000	23-Aug-23
2/4 KIONGA STREET CLAYTON VIC 3168	\$1,065,000	27-Oct-23
1/44 BROWNS ROAD CLAYTON VIC 3168	\$1,245,000	18-Nov-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: 12 February 2024

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**1/53 EVELYN STREET CLAYTON
VIC 3168**
 5  5  1

Sold Price

\$952,000

 Sold Date **23-Aug-23**

Distance

1.5km

**2/4 KIONGA STREET CLAYTON
VIC 3168**
 7  5  2

Sold Price

^{RS}
\$1,065,000

 Sold Date **27-Oct-23**

Distance

1.65km

**1/44 BROWNS ROAD CLAYTON
VIC 3168**
 5  4  2

Sold Price

^{RS}
\$1,245,000

 Sold Date **18-Nov-23**

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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