

## 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

3/8 Panorama 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) (\*Delete single price or range as applicable)

~~Single Price~~

or range  
between

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2020

to

28 Feb 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

|  |           |           |
|--|-----------|-----------|
| 1/58 Fulton Street Clayton VIC 3168    | \$875,000 | 26-Mar-21 |
| 6/29-31 Morton Street Clayton VIC 3168 | \$840,050 | 20-Mar-21 |
| 2/58 Fulton Street Clayton VIC 3168    | \$860,000 | 20-Mar-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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1/58 Fulton Street Clayton VIC 3168 Sold Price <sup>RS</sup> \$875,000 Sold Date 26-Mar-21

4 3 1

Distance 1.43km



6/29-31 Morton Street Clayton VIC 3168 Sold Price <sup>RS</sup> \$840,050 Sold Date 20-Mar-21

4 2 2

Distance 0.7km



2/58 Fulton Street Clayton VIC 3168 Sold Price <sup>RS</sup> \$860,000 Sold Date 20-Mar-21

5 3 2

Distance 1.43km

RS = Recent sale

UN = Undisclosed Sale

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