

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 YARRAM CRESCENT 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,142,500

Property type

House

Suburb

Clayton

Period-from

01 Mar 2022

to

28 Feb 2023

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

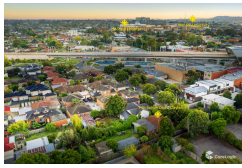
Date of sale

9 NICHOLSON COURT CLAYTON VIC 3168	\$1,500,000	21-Jun-22
3 DONALD STREET CLAYTON VIC 3168	\$1,430,000	18-Mar-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: 28 March 2023



**9 NICHOLSON COURT CLAYTON
VIC 3168**

 3  1  1

Sold Price

\$1,500,000

Sold Date

21-Jun-22

Distance

0.28km



**3 DONALD STREET CLAYTON VIC
3168**

 3  2  2

Sold Price

^{RS} **\$1,430,000**

Sold Date

18-Mar-23

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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