

## 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

11/1474-1478 NORTH ROAD 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

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/1331-1333 CENTRE ROAD CLAYTON VIC 3168	750000	13-Sep-24
5/42 EVELYN STREET CLAYTON VIC 3168	700500	01-Dec-24
7/13-15 DIXON STREET CLAYTON VIC 3168	708888	08-Nov-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: 22 February 2025



**1/1331-1333 CENTRE ROAD  
CLAYTON VIC 3168**

4 2 2

Sold Price **750000** Sold Date **13-Sep-24**

Distance **1.75km**



**5/42 EVELYN STREET CLAYTON  
VIC 3168**

3 2 -

Sold Price **700500** Sold Date **01-Dec-24**

Distance **1.01km**



**7/13-15 DIXON STREET CLAYTON  
VIC 3168**

3 2 1

Sold Price **708888** Sold Date **08-Nov-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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