

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

15 CAMBRO ROAD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,207,500

Property type

House

Suburb

Clayton

Period-from

01 Jun 2021

to

31 May 2022

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

37 WOOLWICH DRIVE MULGRAVE VIC 3170	\$1,000,000	04-Jun-22
40 BROWNS ROAD CLAYTON VIC 3168	\$1,080,000	01-Apr-22
6 WESTERFIELD DRIVE NOTTING HILL VIC 3168	\$1,100,000	08-Apr-22

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 June 2022


37 WOOLWICH DRIVE MULGRAVE VIC 3170

Sold Price

^{RS}
\$1,000,000

Sold Date

04-Jun-22


Distance

-


40 BROWNS ROAD CLAYTON VIC 3168

Sold Price

\$1,080,000

Sold Date

01-Apr-22


Distance

1.39km

6 WESTERFIELD DRIVE NOTTING HILL VIC 3168

Sold Price

^{RS}
\$1,100,000

Sold Date

08-Apr-22


Distance

-

RS = Recent sale

UN = Undisclosed Sale

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