

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

18/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169

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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,125

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2022

to

31 Jan 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

7/2 GREENFIELD DRIVE CLAYTON VIC 3168	\$358,000	18-Jan-23
5/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$351,000	07-Nov-22
2/27 MAIN ROAD CLAYTON SOUTH VIC 3169	\$510,000	23-Jan-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.

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7/2 GREENFIELD DRIVE CLAYTON VIC 3168

Sold Price

\$358,000

Sold Date

18-Jan-23

2

1

1

Distance

1.14km



5/1 MONASH GREEN DRIVE CLAYTON VIC 3168

Sold Price

\$351,000

Sold Date

07-Nov-22

2

1

1

Distance

1.15km



2/27 MAIN ROAD CLAYTON SOUTH VIC 3169

Sold Price

^{RS} **\$510,000**

Sold Date

23-Jan-23

2

1

1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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