

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

22/163 CARINISH 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2021

to

30 Sep 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

3/3 MORTON STREET CLAYTON VIC 3168	\$671,000	08-Jul-22
1/34 EVELYN STREET CLAYTON VIC 3168	\$700,000	09-Sep-22
19/163 CARINISH ROAD CLAYTON VIC 3168	\$580,000	25-Jun-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.~~

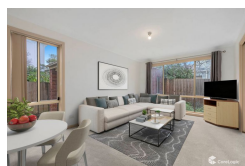
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**3/3 MORTON STREET CLAYTON
VIC 3168**

3 1 1

Sold Price

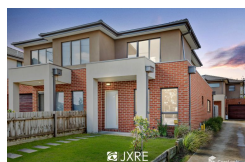
\$671,000

Sold Date

08-Jul-22

Distance

1.51km



**1/34 EVELYN STREET CLAYTON
VIC 3168**

2 2 1

Sold Price

^{RS} **\$700,000**

Sold Date

09-Sep-22

Distance

0.95km



**19/163 CARINISH ROAD CLAYTON
VIC 3168**

3 1 1

Sold Price

\$580,000

Sold Date

25-Jun-22

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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