

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

1/61 Alice Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Clayton

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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	1/2 Laura St CLAYTON SOUTH 3169	\$800,000	21/09/2024
2	2/16 Belmont Av CLAYTON 3168	\$840,000	31/07/2024
3	2/17 Panorama St CLAYTON 3168	\$770,000	20/07/2024

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 six months.~~

This Statement of Information was prepared on:

06/12/2024 16:27

1/61 Alice Street, Clayton Vic 3168

RayWhite

Michael Renzella

03 9568 2000

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michael.renzella@raywhite.com

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

September quarter 2024: \$780,000



 3  1  2

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



1/2 Laura St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

 3  1  2

Price: \$800,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

Land Size: 333 sqm approx



2/16 Belmont Av CLAYTON 3168 (REI/VG)

Agent Comments

 3  1  1

Price: \$840,000

Method: Private Sale

Date: 31/07/2024

Property Type: Unit



2/17 Panorama St CLAYTON 3168 (REI/VG)

Agent Comments

 3  1  1

Price: \$770,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Unit

Land Size: 361 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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