

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

2/7 ROSE STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2024

to

28 Feb 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

3/30 MADELEINE ROAD CLAYTON VIC 3168	\$697,000	23-Nov-24
6/177 CARINISH ROAD CLAYTON VIC 3168	\$635,000	11-Oct-24
5/5-7 THOMAS STREET CLAYTON VIC 3168	\$626,000	09-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: 06 March 2025



3/30 MADELEINE ROAD CLAYTON VIC 3168 Sold Price **\$697,000** Sold Date **23-Nov-24**

2 1 1

Distance **0.68km**



6/177 CARINISH ROAD CLAYTON VIC 3168 Sold Price **\$635,000** Sold Date **11-Oct-24**

2 1 1

Distance **0.4km**



5/5-7 THOMAS STREET CLAYTON VIC 3168 Sold Price **\$626,000** Sold Date **09-Nov-24**

2 1 1

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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