

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

3/33 EVELYN 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

\$900,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,400

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/33 EVELYN STREET CLAYTON VIC 3168	\$955,000	17-Sep-24
1/33 EVELYN STREET CLAYTON VIC 3168	\$900,000	14-Nov-24
2/9 PRINCE STREET CLAYTON VIC 3168	\$895,000	01-Jul-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: 07 December 2024

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2/33 EVELYN STREET CLAYTON VIC 3168

Sold Price **\$955,000** Sold Date **17-Sep-24**

 4  3  2

Distance **0.01km**



1/33 EVELYN STREET CLAYTON VIC 3168

Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **14-Nov-24**

 3  3  -

Distance **0.02km**



2/9 PRINCE STREET CLAYTON VIC 3168

Sold Price **\$895,000** Sold Date **01-Jul-24**

 4  2  1

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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