

# 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

144 Clayton Road, Clayton, VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$ 1,050,000

Property type

House

Suburb

CLAYTON

Period - From

09/01/2021

to

08/07/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	55 Margaret Street Clayton Vic 3168	\$1,102,500	2021-04-14
2	58 Manton Road Clayton Vic 3168	\$1,015,000	2021-02-23
3	47 Clayton Road Oakleigh East Vic 3166	\$1,075,000	2021-02-13

This Statement of Information was prepared on:

08/07/2021

