

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

64 PANORAMA 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,291,000

Property type

House

Suburb

Clayton

Period-from

01 Mar 2021

to

28 Feb 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

4 JAGUAR DRIVE CLAYTON VIC 3168	\$1,135,000	19-Feb-22
26 ROBINSON STREET CLAYTON VIC 3168	\$1,100,000	14-Jan-22
1424 NORTH ROAD CLAYTON VIC 3168	\$1,100,000	22-Feb-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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4 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS} **\$1,135,000** Sold Date **19-Feb-22**

3 1 1

Distance -



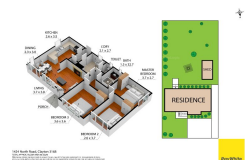
26 ROBINSON STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$1,100,000** Sold Date **14-Jan-22**

3 1 1

Distance -



1424 NORTH ROAD CLAYTON VIC 3168

Sold Price

Sold Date **22-Feb-22**

3 1 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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