

## 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

2B FRANCIS STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,000,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 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

3/25 DONALD STREET CLAYTON VIC 3168	\$970,000	23-Nov-24
3/59 ALICE STREET CLAYTON VIC 3168	\$1,083,000	25-Aug-24
2/53 EVELYN STREET CLAYTON VIC 3168	\$1,020,000	01-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: 01 February 2025



**3/25 DONALD STREET CLAYTON  
VIC 3168**

5 4 1

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date **23-Nov-24**

Distance **0.31km**



**3/59 ALICE STREET CLAYTON VIC  
3168**

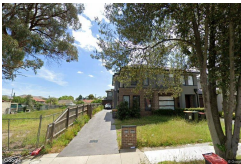
6 5 1

Sold Price

**\$1,083,000**

Sold Date **25-Aug-24**

Distance **0.79km**



**2/53 EVELYN STREET CLAYTON  
VIC 3168**

5 2 1

Sold Price

**\$1,020,000**

Sold Date **01-Nov-24**

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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