

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

2/48 FULTON 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

2/9 KEITH STREET OAKLEIGH EAST VIC 3166

\$1,101,000

07-Dec-23

3/41 COLIN ROAD OAKLEIGH SOUTH VIC 3167

\$1,000,000

23-Mar-24

2/53 EVA STREET CLAYTON VIC 3168

\$1,105,000

24-Feb-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: 25 April 2024

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**2/9 KEITH STREET OAKLEIGH
EAST VIC 3166**
 5  3  2

 Sold Price **\$1,101,000** Sold Date **07-Dec-23**

 Distance **0.29km**

**3/41 COLIN ROAD OAKLEIGH
SOUTH VIC 3167**
 4  2  2

 Sold Price ^{RS} **\$1,000,000** Sold Date **23-Mar-24**

 Distance **0.34km**

**2/53 EVA STREET CLAYTON VIC
3168**
 6  4  2

 Sold Price ^{RS} **\$1,105,000** Sold Date **24-Feb-24**

 Distance **1.11km**
RS = Recent sale

UN = Undisclosed Sale

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