

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

5/1440 CENTRE ROAD CLAYTON SOUTH VIC 3169

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2023

to

31 Oct 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

4/24 WRIGHT STREET CLAYTON VIC 3168	\$415,000	28-Oct-24
5/2 MONASH GREEN DRIVE CLAYTON VIC 3168	\$407,000	16-Oct-24
4/1424 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$438,000	15-Oct-24

OR

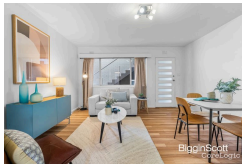
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 November 2024

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**4/24 WRIGHT STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **\$415,000**

 Sold Date **28-Oct-24**
 2  1  -

 Distance **1km**

**5/2 MONASH GREEN DRIVE
CLAYTON VIC 3168**

Sold Price

^{RS} **\$407,000** ^{UN}

 Sold Date **16-Oct-24**
 2  1  -

 Distance **0.86km**

**4/1424 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

Sold Price

^{RS} **\$438,000**

 Sold Date **15-Oct-24**
 2  2  1

 Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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