

## 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

1/9 LANTANA 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

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 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

1/28 MURDO ROAD CLAYTON VIC 3168	\$1,260,000	23-Oct-24
1/27 COLONEL STREET CLAYTON VIC 3168	\$1,235,000	23-Nov-24
2/28 MURDO ROAD CLAYTON VIC 3168	\$1,160,000	14-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: 05 December 2024

Tony huang  
 M 0466788452  
 E tonyhuang@jxre.com.au



**1/28 MURDO ROAD CLAYTON VIC 3168**

Sold Price <sup>RS</sup> **\$1,260,000** Sold Date **23-Oct-24**

 5  4  1

Distance -



**1/27 COLONEL STREET CLAYTON VIC 3168**

Sold Price <sup>RS</sup> **\$1,235,000** Sold Date **23-Nov-24**

 4  3  1

Distance **0.88km**



**2/28 MURDO ROAD CLAYTON VIC 3168**

Sold Price <sup>RS</sup> **\$1,160,000** <sup>UN</sup> Sold Date **14-Nov-24**

 4  3  -

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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