

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

3/30 Madeleine Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Clayton

Period - From 28/10/2023 to 27/10/2024 Source REIV

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 six 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	6/177 Carinish Rd CLAYTON 3168	\$635,000	11/10/2024
2	4/24-26 Newport Rd CLAYTON SOUTH 3169	\$650,000	11/09/2024
3	5/26 Edinburgh St CLAYTON 3168	\$645,000	03/08/2024

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 six months.~~

This Statement of Information was prepared on:

28/10/2024 12:30

3/30 Madeleine Road, Clayton Vic 3168

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



4 bedrooms - 1 car

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

28/10/2023 - 27/10/2024: \$740,000

Comparable Properties



6/177 Carinish Rd CLAYTON 3168 (REI)

Agent Comments

2 bedrooms - 1 bathroom - 1 car

Price: \$635,000

Method: Auction Sale

Date: 11/10/2024

Property Type: Unit



4/24-26 Newport Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

2 bedrooms - 1 bathroom - 2 cars

Price: \$650,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Unit



5/26 Edinburgh St CLAYTON 3168 (REI)

Agent Comments

2 bedrooms - 1 bathroom - 2 cars

Price: \$645,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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