

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

1/11 BEDDOE AVENUE 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,500

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/79 KIONGA STREET CLAYTON VIC 3168	\$735,000	10-Dec-22
1/1 FLORA ROAD CLAYTON VIC 3168	\$745,000	17-Dec-22
1/17 SARTON ROAD CLAYTON VIC 3168	\$750,000	15-Feb-23

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: 08 March 2023



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**2/79 KIONGA STREET CLAYTON
VIC 3168**

3 2 2

Sold Price

\$735,000

Sold Date

10-Dec-22

Distance

2.31km



**1/1 FLORA ROAD CLAYTON VIC
3168**

4 1 2

Sold Price

^{RS} **\$745,000**

Sold Date

17-Dec-22

Distance

1.42km



**1/17 SARTON ROAD CLAYTON VIC
3168**

3 2 2

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

15-Feb-23

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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