

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	3/23 Francis Street, Clayton, VIC 3168
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price		or range between	\$650,000	&	\$679,000
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Median sale price

Median price	\$ 652,000	Property type	Unit	Suburb	CLAYTON
Period - From	08/04/2023	to	07/04/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	23 Irwin Street Clayton Vic 3168	\$662,000	2023-10-14
2	11/1774-1776 Dandenong Road Clayton Vic 3168	\$685,000	2023-12-02
3	3/3 Marshall Avenue Clayton Vic 3168	\$727,000	2024-03-16

This Statement of Information was prepared on: 08/04/2024

