

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

1/1434 NORTH ROAD 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

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

24 ROYALTY STREET CLAYTON VIC 3168	\$763,500	31-Aug-24
1/24 ALEXANDER AVENUE OAKLEIGH EAST VIC 3166	\$750,000	15-Oct-24
4/131 CLAYTON ROAD OAKLEIGH EAST VIC 3166	\$800,000	18-Sep-24

OR

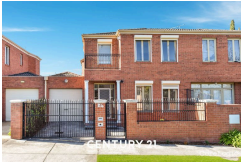
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Nataliya Koropets

M 0452372030

E nataliyakoropets@gmail.com


**24 ROYALTY STREET CLAYTON
VIC 3168**
 3  2  1

 Sold Price ^{RS} **\$763,500** ^{UN} Sold Date **31-Aug-24**

 Distance **0.58km**

**1/24 ALEXANDER AVENUE
OAKLEIGH EAST VIC 3166**
 3  1  1

 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **15-Oct-24**

 Distance **0.67km**

**4/131 CLAYTON ROAD OAKLEIGH
EAST VIC 3166**
 3  2  -

 Sold Price **\$800,000** Sold Date **18-Sep-24**

 Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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