

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1/625 Clayton Road, Clarinda, VIC 3169

Indicative selling price

Single Price or Range between

\$600,000 - \$650,000

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

Median sale price

Median Price

\$485,000

Property Type

Unit

Suburb

CLARINDA

Period From

18/03/2019

Period To

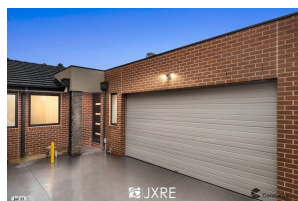
14/09/2019

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



3/42 MILTON AVENUE
CLAYTON SOUTH

3  2  2 

Price \$665,000

Date of Sale 06/07/2019

Land 178 sqm



1/20 BYRON STREET
CLAYTON SOUTH

3  1  2 

Price \$599,000

Date of Sale 13/04/2019

Land 339 sqm



2/1 OAKES AVENUE
CLAYTON SOUTH

3  1  1 

Price \$600,000

Date of Sale 09/04/2019

Land 255 sqm