

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

1/20 Madeleine 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,250

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/83 Carinish Road Clayton VIC 3168	\$750,000	02-Mar-21
1/19 Banksia Street Clayton VIC 3168	\$779,000	05-Dec-20
2/38 Eva Street Clayton VIC 3168	\$836,000	13-Mar-21

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: 22 April 2021



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1/83 Carinish Road Clayton VIC 3168

3 1 -

Sold Price **\$750,000** Sold Date **02-Mar-21**

Distance **0.71km**



1/19 Banksia Street Clayton VIC 3168

3 2 2

Sold Price **\$779,000** Sold Date **05-Dec-20**

Distance **0.15km**



2/38 Eva Street Clayton VIC 3168

3 2 1

Sold Price ^{RS} **\$836,000** Sold Date **13-Mar-21**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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