

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

2/25 BANKSIA STREET 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 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

2/6 ROBINSON STREET CLAYTON VIC 3168	\$750,800	15-Jul-24
5/26 EDINBURGH STREET CLAYTON VIC 3168	\$645,000	03-Aug-24
3/23 FRANCIS STREET CLAYTON VIC 3168	\$630,000	29-Apr-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.~~

This Statement of Information was prepared on: 02 October 2024

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**2/6 ROBINSON STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

\$750,800

Sold Date

15-Jul-24

Distance

0.71km

**5/26 EDINBURGH STREET
CLAYTON VIC 3168**

2 1 1

Sold Price

^{RS} **\$645,000**

Sold Date

03-Aug-24

Distance

0.43km

**3/23 FRANCIS STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

\$630,000

Sold Date

29-Apr-24

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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