

## 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

2/11 Robinson Street Clayton VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2020

to

31 May 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
3/19 Faulkner Street Clayton VIC 3168	\$900,000	01-May-21
3/52 Marshall Avenue Clayton VIC 3168	\$733,000	21-Apr-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: 13 June 2021



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**1/83 Carinish Road Clayton VIC  
3168**

3 1 -

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

Distance **0.74km**



**3/19 Faulkner Street Clayton VIC  
3168**

3 2 2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **01-May-21**

Distance **0.79km**



**3/52 Marshall Avenue Clayton VIC  
3168**

3 1 1

Sold Price **\$733,000** Sold Date **21-Apr-21**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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