

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

G15/1453-1457 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

\$160,000

&

\$170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2019

to

29 Feb 2020

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

107/1453-1457 North Road Clayton VIC 3168	\$180,000	01-Feb-19
North Road Clayton VIC 3168	\$155,000	29-Aug-19
117/1728 Dandenong Road Clayton VIC 3168	\$156,500	20-Jan-20

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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107/1453-1457 North Road Clayton VIC 3168 Sold Price **\$180,000** Sold Date **01-Feb-19**

1
 1
 -
 Distance -



North Road Clayton VIC 3168 Sold Price **\$155,000** Sold Date **29-Aug-19**

-
 -
 -
 Distance -



117/1728 Dandenong Road Clayton VIC 3168 Sold Price **\$156,500** Sold Date **20-Jan-20**

1
 1
 -
 Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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