

## 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

G01/124 CLAYTON ROAD 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

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

503/868 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	02-Jul-24
G03/124 CLAYTON ROAD CLAYTON VIC 3168	\$466,000	09-Jan-17
3/3 DUNSTAN STREET CLAYTON VIC 3168	\$460,000	18-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: 31 July 2024



**503/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **02-Jul-24**

Distance **2.09km**



**G03/124 CLAYTON ROAD  
CLAYTON VIC 3168**

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Sold Price **\$466,000** Sold Date **09-Jan-17**

Distance **0km**



**3/3 DUNSTAN STREET CLAYTON  
VIC 3168**

2 1 1

Sold Price **\$460,000** Sold Date **18-Apr-24**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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