

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

1/3 ALICE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/27 EDINBURGH STREET CLAYTON VIC 3168	\$790,000	26-Feb-22
3/3 LINDSAY STREET CLAYTON VIC 3168	\$720,000	11-Feb-22
1/60 VIEW STREET CLAYTON VIC 3168	\$822,000	19-Mar-22

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: 08 April 2022

Jiordan Nguyen

M 0468 883 989

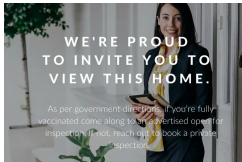
 E jiordannguyen@jxre.com.au

**2/27 EDINBURGH STREET
CLAYTON VIC 3168**

3 2 1

Sold Price

^{RS} **\$790,000** Sold Date **26-Feb-22**

 Distance **0.25km**

**3/3 LINDSAY STREET CLAYTON
VIC 3168**

3 1 2

Sold Price

^{RS} **\$720,000** Sold Date **11-Feb-22**

 Distance **-**

**1/60 VIEW STREET CLAYTON VIC
3168**

3 2 2

Sold Price

^{RS} **\$822,000** Sold Date **19-Mar-22**

 Distance **-**
RS = Recent sale

UN = Undisclosed Sale

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