

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/1474-1478 North Road Clayton, 3168
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$630,000 & \$690,000
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Median sale price

Median price	\$710,500	Property Type	TOWNHOUSE	Suburb	CLAYTON
Period - From	01-Mar-2022	to	28-Feb-2023	Source	core logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	2/8-10 Evelyn Street, Clayton Vic 3168	\$711,000	12-Mar-2022
2	33 Wright Street, Clayton Vic 3168	\$696,000	14-May-2022
3	2/52 Kings Court, Oakleigh East Vic 3166	\$695,000	14-May-2022

This statement of information was prepared on 04-Apr-2023 at 10:45:06 AM EST