

## 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

2/36 EDINBURGH 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

\$860,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 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

1/324 HAUGHTON ROAD CLAYTON VIC 3168	\$937,000	31-Aug-24
3/324 HAUGHTON ROAD CLAYTON VIC 3168	\$896,000	27-Apr-24
2/111 KANOOKA GROVE CLAYTON VIC 3168	\$868,000	20-Jul-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: 11 September 2024



**1/324 HAUGHTON ROAD CLAYTON VIC 3168** Sold Price

<sup>RS</sup> **\$937,000** Sold Date **31-Aug-24**

3 2 2

Distance **0.38km**



**3/324 HAUGHTON ROAD CLAYTON VIC 3168**

Sold Price **\$896,000** Sold Date **27-Apr-24**

3 2 2

Distance **0.39km**



**2/111 KANOOKA GROVE CLAYTON VIC 3168** Sold Price

**\$868,000** Sold Date **20-Jul-24**

3 2 1

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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