

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

1/11 Iona Street, Clayton VIC 3168

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$748,000

Property Type

Unit

Suburb

Clayton

Period - From

06/11/2024

to

05/05/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 11/1474-1478 North Road Clayton VIC 3168 | \$749,000 | 01/03/2025 |
| | | |
| | | |

This Statement of Information was prepared on:

06/05/2025