Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$550,000	&	\$605,000
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Median sale price

Median price	\$622,500	Pro	perty Type	Unit		Suburb	Clayton
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	2/25 Banksia St CLAYTON 3168	\$651,000	09/11/2024
2	4/21-23 Morton St CLAYTON 3168	\$560,000	26/10/2024
3	9/1 Mcgregor St CLAYTON 3168	\$603,800	16/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/04/2025 17:55









Property Type: Unit Agent Comments

Indicative Selling Price \$550,000 - \$605,000 **Median Unit Price** March quarter 2025: \$622,500

Comparable Properties



2/25 Banksia St CLAYTON 3168 (REI/VG)

2

Price: \$651,000 Method: Auction Sale Date: 09/11/2024 Property Type: Unit

Agent Comments



4/21-23 Morton St CLAYTON 3168 (REI)

2





Agent Comments

Price: \$560,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit



9/1 Mcgregor St CLAYTON 3168 (REI/VG)

Price: \$603,800

Method: Sold Before Auction

Date: 16/10/2024 Property Type: Unit **Agent Comments**

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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