

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

1/24 Panorama Street, Clayton Vic 3168

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Clayton

Period - From 01/07/2024

to

30/09/2024

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	Price	Date of sale
1	1/25 Mallawa St CLAYTON SOUTH 3169	\$815,000	12/10/2024
2	2/23 Sarton Rd CLAYTON 3168	\$865,000	19/08/2024
3	2/112 Wellington Rd CLAYTON 3168	\$872,000	18/05/2024

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 six months.~~

This Statement of Information was prepared on:

23/10/2024 11:35