

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

1/9 LANTANA STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 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

1/28 MURDO ROAD CLAYTON VIC 3168	\$1,260,000	23-Oct-24
1/27 COLONEL STREET CLAYTON VIC 3168	\$1,235,000	23-Nov-24
2/28 MURDO ROAD CLAYTON VIC 3168	\$1,160,000	14-Nov-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: 05 December 2024

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1/28 MURDO ROAD CLAYTON VIC 3168

Sold Price

^{RS}
\$1,260,000

Sold Date

23-Oct-24


5



4



1

Distance

-


1/27 COLONEL STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$1,235,000

Sold Date

23-Nov-24


4



3



1

Distance

0.88km

2/28 MURDO ROAD CLAYTON VIC 3168

Sold Price

^{RS}
\$1,160,000

Sold Date

14-Nov-24


4



3



-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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