

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 LUKE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,192,194

Property type

House

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/10 KIONGA STREET CLAYTON VIC 3168	\$890,000	02-Mar-25
2/30 EVELYN STREET CLAYTON VIC 3168	\$900,000	25-Mar-25
2/11 ARNOTT STREET CLAYTON VIC 3168	\$965,000	29-Mar-25

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: 08 April 2025



**1/10 KIONGA STREET CLAYTON
VIC 3168**

4 2 1

Sold Price

^{RS} **\$890,000** Sold Date **02-Mar-25**

Distance **0.35km**



**2/30 EVELYN STREET CLAYTON
VIC 3168**

4 2 1

Sold Price

^{RS} **\$900,000** Sold Date **25-Mar-25**

Distance **0.33km**



**2/11 ARNOTT STREET CLAYTON
VIC 3168**

4 2 1

Sold Price

^{RS} **\$965,000** Sold Date **29-Mar-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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