

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

4 LILLIAN 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 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

1/32 ALICE STREET CLAYTON VIC 3168	\$925,000	26-Oct-24
1/1276 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$965,000	01-Feb-25
3/11 IONA STREET CLAYTON VIC 3168	\$761,000	05-Oct-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: 28 February 2025



1/32 ALICE STREET CLAYTON VIC 3168

Sold Price

\$925,000

Sold Date

26-Oct-24



4



2



2

Distance

0.38km



1/1276 CENTRE ROAD CLAYTON SOUTH VIC 3169

Sold Price

^{RS}**\$965,000**

Sold Date

01-Feb-25



3



2



-

Distance

0.82km



3/11 IONA STREET CLAYTON VIC 3168

Sold Price

\$761,000

Sold Date

05-Oct-24



3



1



1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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