

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

8/1440 CENTRE ROAD CLAYTON SOUTH VIC 3169

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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2023

to

31 Oct 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

4/1424 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$438,000	17-Oct-24
4/5 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$376,000	08-Nov-24
5/2 MONASH GREEN DRIVE CLAYTON VIC 3168	\$407,000	16-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: 25 November 2024

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**4/1424 CENTRE ROAD CLAYTON
SOUTH VIC 3169**
 2  2  1

Sold Price

\$438,000

Sold Date

17-Oct-24

Distance

0.12km

**4/5 BURNS AVENUE CLAYTON
SOUTH VIC 3169**
 2  1  2

Sold Price

^{RS} **\$376,000**

Sold Date

08-Nov-24

Distance

0.79km

**5/2 MONASH GREEN DRIVE
CLAYTON VIC 3168**
 2  1  -

Sold Price

^{RS} **\$407,000** ^{UN}

Sold Date

16-Oct-24

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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