

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

Stunning 5 bedroom, 3.5 bathrooms, 1 car garage plus 1 car in private driveway brand new luxury townhouse 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

Address of comparable property	Price	Date of sale
1/44 BROWNS ROAD CLAYTON VIC 3168	\$1,245,000	18-Nov-23

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: 13 March 2024



1/44 BROWNS ROAD CLAYTON
VIC 3168

Sold Price

\$1,245,000

Sold Date

18-Nov-23

 5

 4

 2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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