

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

7/1422 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

\$385,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/1424 Centre Road Clayton South VIC 3169	\$415,000	29-Jul-20
7/1440 Centre Road Clayton South VIC 3169	\$422,000	02-Nov-20
8/54 Kanooka Grove Clayton VIC 3168	\$385,000	21-Oct-20

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: 27 January 2021



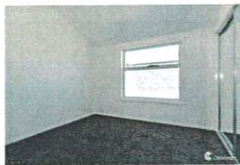
3/1424 Centre Road Clayton South VIC 3169 Sold Price **\$415,000** Sold Date **29-Jul-20**
Distance **0.02km**

 2  1  1



7/1440 Centre Road Clayton South VIC 3169 Sold Price **\$422,000** Sold Date **02-Nov-20**
Distance **0.14km**

 2  1  1



8/54 Kanooka Grove Clayton VIC 3168 Sold Price **\$385,000** Sold Date **21-Oct-20**
Distance **0.98km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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