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	3/7 SEASCAPE 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	$800,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,279,444	Property type	House	Suburb	Clayton
Period-from	01 Mar 2021	to	28 Feb 2022	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
3/8 PANORAMA STREET CLAYTON VIC 3168	$903,800	01-May-21
1/6 EVELYN STREET CLAYTON VIC 3168	$910,000	12-Dec-21

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.

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3/8 PANORAMA STREET CLAYTON VIC 3168

3 6 2

Sold Price **$903,800** Sold Date **01-May-21**

Distance **0.22km**



1/6 EVELYN STREET CLAYTON VIC 3168

4 2 2

Sold Price **$910,000** Sold Date **12-Dec-21**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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