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	1/21-23 ROBINSON 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	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Unit	Suburb	Clayton
Period-from	01 Oct 2023	to	30 Sep 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
4/39 ALICE STREET CLAYTON VIC 3168	$840,000	19-Oct-24
1/2 MCBEAN STREET CLAYTON VIC 3168	$880,000	23-Aug-24
4/131 CLAYTON ROAD OAKLEIGH EAST VIC 3166	$800,000	30-Sep-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: 23 October 2024

OBrien Real Estate

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4/39 ALICE STREET CLAYTON VIC 3168

3 2 2

Sold Price RS $840,000 Sold Date 19-Oct-24

Distance 0.49km



1/2 MCBEAN STREET CLAYTON VIC 3168

3 2 2

Sold Price $880,000 Sold Date 23-Aug-24

Distance 0.51km



4/131 CLAYTON ROAD OAKLEIGH EAST VIC 3166

3 2 -

Sold Price RS $800,000 Sold Date 30-Sep-24

Distance 1.45km

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

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