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<br>Including suburb and postcode | 19A Panorama Street, Clayton Vic 3168 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $890,000 & $950,000

## Median sale price

Median price $901,000 Property Type Townhouse Suburb Clayton

Period - From 23/05/2023 to 22/05/2024 Source REIV

## 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 six 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 |
|---|---|---|---|
| 1 | 8 Yarram Cr CLAYTON 3168 | $935,000 | 15/05/2024 |
| 2 | 3/23 Stockdale Av CLAYTON 3168 | $910,000 | 16/03/2024 |
| 3 | 21a First St CLAYTON SOUTH 3169 | $903,000 | 23/03/2024 |

**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 six months.~~

This Statement of Information was prepared on: 23/05/2024 17:06

# 19A Panorama Street, Clayton Vic 3168



4 2 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$890,000 - $950,000
**Median Townhouse Price**
23/05/2023 - 22/05/2024: $901,000

## Comparable Properties

**8 Yarram Cr CLAYTON 3168 (REI)**

4 2 2

**Price:** $935,000
**Method:** Sold Before Auction
**Date:** 15/05/2024
**Property Type:** Townhouse (Res)

Agent Comments



**3/23 Stockdale Av CLAYTON 3168 (REI/VG)**

4 2 1

**Price:** $910,000
**Method:** Auction Sale
**Date:** 16/03/2024
**Property Type:** Townhouse (Single)

Agent Comments



**21a First St CLAYTON SOUTH 3169 (REI)**

4 2 2

**Price:** $903,000
**Method:** Auction Sale
**Date:** 23/03/2024
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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