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	6/177 Carinish Road, Clayton Vic 3168

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $760,000 Property Type Unit Suburb Clayton

Period - From 01/04/2024 to 30/06/2024 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	2/49 Milton Av CLAYTON SOUTH 3169	$571,500	31/08/2024
2	3/23 Francis St CLAYTON 3168	$630,000	29/04/2024
3	2/2 Burton Av CLAYTON 3168	$565,000	17/04/2024

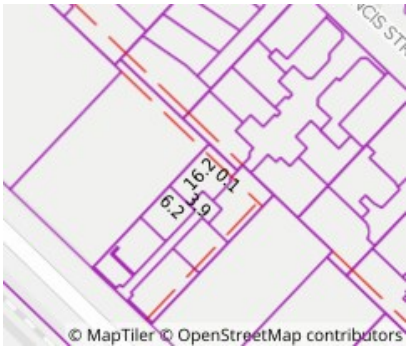
OR

~~**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: 11/09/2024 16:41

6/177 Carinish Road, Clayton Vic 3168

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Unit Price
June quarter 2024: $760,000

Comparable Properties

2/49 Milton Av CLAYTON SOUTH 3169 (REI)

2 1 2

Agent Comments

Price: $571,500
Method: Auction Sale
Date: 31/08/2024
Property Type: Unit



3/23 Francis St CLAYTON 3168 (REI/VG)

2 1 1

Agent Comments

Price: $630,000
Method: Private Sale
Date: 29/04/2024
Property Type: Unit



2/2 Burton Av CLAYTON 3168 (REI/VG)

2 1 1

Agent Comments

Price: $565,000
Method: Private Sale
Date: 17/04/2024
Property Type: Unit

Account - Jellis Craig | P: 03 88498088

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