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	61 Carinish Road, Clayton Vic 3168

Indicative selling price

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

Range between $950,000 & $1,020,000

Median sale price

Median price $1,229,000 Property Type House Suburb Clayton

Period - From 01/10/2023 to 30/09/2024 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	1422 North Rd CLAYTON 3168	$1,000,000	31/07/2024
2	1 Botany Ct CLARINDA 3169	$1,015,000	21/07/2024
3	15 Mallawa St CLAYTON SOUTH 3169	$940,000	18/05/2024

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: 28/10/2024 16:00

61 Carinish Road, Clayton Vic 3168

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3 1 1

Property Type: House
Land Size: 682 sqm approx

Indicative Selling Price
$950,000 - $1,020,000
Median House Price
Year ending September 2024: $1,229,000

Comparable Properties

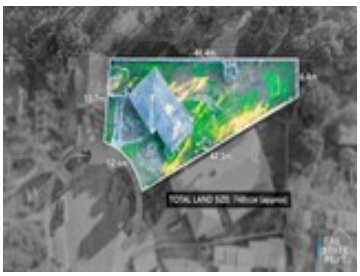


1422 North Rd CLAYTON 3168 (REI/VG)

3 1 3

Price: $1,000,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 694 sqm approx

Agent Comments



1 Botany Ct CLARINDA 3169 (REI/VG)

3 1 -

Price: $1,015,000
Method: Private Sale
Date: 21/07/2024
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments



15 Mallawa St CLAYTON SOUTH 3169 (REI/VG)

3 1 1

Price: $940,000
Method: Sold Before Auction
Date: 18/05/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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