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	22 Royalty Street, Clayton Vic 3168

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $861,944 Property Type Townhouse Suburb Clayton

Period - From 18/10/2023 to 17/10/2024 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	3/11 Iona St CLAYTON 3168	$761,000	05/10/2024
2	1/34-36 Ormond Rd CLAYTON 3168	$785,000	28/08/2024
3	32 Wright St CLAYTON 3168	$770,000	06/07/2024

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: 18/10/2024 14:37

22 Royalty Street, Clayton Vic 3168

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3 1 2

Property Type: House / Townhouse

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
18/10/2023 - 17/10/2024: $861,944

Comparable Properties



3/11 Iona St CLAYTON 3168 (REI)

3 1 1

Price: $761,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)

Agent Comments



1/34-36 Ormond Rd CLAYTON 3168 (REI)

3 1 2

Price: $785,000
Method: Private Sale
Date: 28/08/2024
Property Type: Townhouse (Single)

Agent Comments



32 Wright St CLAYTON 3168 (REI)

3 1 2

Price: $770,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Townhouse (Res)

Agent Comments

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