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	7/10-12 Murray Street, Clayton Vic 3168

Indicative selling price

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

Range between $680,000 & $700,000

Median sale price

Median price $750,000 Property Type Unit Suburb Clayton

Period - From 01/01/2024 to 31/12/2024 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	7/13-15 Dixon St CLAYTON 3168	$708,888	08/11/2024
2	1/24 Alexander Av OAKLEIGH EAST 3166	$750,000	15/10/2024
3	2/20 Bettina St CLAYTON 3168	$670,000	12/10/2024

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: 18/01/2025 12:18

7/10-12 Murray Street, Clayton Vic 3168



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $700,000
Median Unit Price
Year ending December 2024: $750,000

Comparable Properties



7/13-15 Dixon St CLAYTON 3168 (REI)

3 2 2

Price: $708,888
Method: Private Sale
Date: 08/11/2024
Property Type: Townhouse (Res)

Agent Comments



1/24 Alexander Av OAKLEIGH EAST 3166 (REI/VG)

3 1 1

Price: $750,000
Method: Sold Before Auction
Date: 15/10/2024
Property Type: Unit

Agent Comments



2/20 Bettina St CLAYTON 3168 (REI)

3 2 2

Price: $670,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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