Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25/163 Carinish Road Clayton, 3168

Indicative selling price

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

Range between	$540,000 & $590,000

Median sale price

Median price	$715,000	Property Type	TOWNHOUSE	Suburb	CLAYTON
Period - From	01-Oct-2021	to	30-Sep-2022	Source	CORELOGIC RP DATA

Comparable property sales

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	19/163 Carinish Rd, Clayton	$580,000	25-Jun-2022
2	4/18 Wright St, Clayton	$585,000	10-Jun-2022
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 30-Nov-2022 at 12:53:26 PM EST