Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

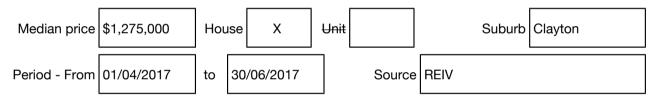
Address	1404 North Road, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	68 Margaret St CLAYTON 3168	\$1,238,888	07/08/2017
2	7 Gardiner Rd CLAYTON 3168	\$1,225,000	01/07/2017
3	33 Greta St OAKLEIGH EAST 3166	\$1,210,000	24/06/2017

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2017: \$1,275,000

Comparable Properties



Price: \$1,238,888 Method: Sold Before Auction Date: 07/08/2017 Rooms: 4 Property Type: House (Res) Land Size: 700 sqm approx

3

4

68 Margaret St CLAYTON 3168 (REI)

1

6 2

6 2

Agent Comments Similar property

Agent Comments

Smaller block, newer house



Price: \$1,225,000 Method: Private Sale Date: 01/07/2017 Rooms: 5 Property Type: House Land Size: 686 sqm approx



33 Greta St OAKLEIGH EAST 3166 (REI)

7 Gardiner Rd CLAYTON 3168 (REI/VG)

3 🙀 1

Agent Comments Similar property

Price: \$1,210,000 Method: Auction Sale Date: 24/06/2017 Rooms: -Property Type: House (Res) Land Size: 700 sqm approx

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