

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	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.~~



**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



**68 Margaret St CLAYTON 3168 (REI)**



Agent Comments

Similar property

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



**7 Gardiner Rd CLAYTON 3168 (REI/VG)**



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)**



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