

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

1/1454 Centre Road, Clayton South 3169

Indicative selling price

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

Single Price

\$630,000

Median sale price

Median price

\$612,500

Unit

X

Suburb

Clayton South

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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
1/32 Kionga Street, Clayton 3168	\$725,000	12/07/2017
2/25 Rayhur Street, Clayton South 3169	\$710,000	25/07/2017
1/1 Hadkinson Street, Clayton South 3169	\$700,000	16/05/2017